

Unit 3 & 4

Southwater Square, Telford, TF3 4JG

Colliers

Leasehold

1,212 sq ft & 990 sq ft
Mixed Use Units



Location

Telford is a major Shropshire town with strong retail and business hubs with excellent road access via the M54, along with fast rail links to Birmingham and Shrewsbury from Telford Central, located 15 minutes walk from the property.

The property is in a prime leisure position on the main run of F&B / Leisure occupation at adjacent to Southwater entrance to Telford Shopping Centre, benefitting from approximately **15 million annual visitors**

Neighbouring occupiers include: **Wingers, Creams Cafe, Umami, Pizza Express, Zizzi, Willow, Nando's, Miller and Carter, Bella Italia, Wagamama and Cineworld.**

Accommodation

The property comprises two self-contained office-style units, each providing well presented accommodation suitable for a variety of class E uses. Both units benefit from dedicated kitchen and WC facilities located to the rear.

The layout of the units offers flexibility and can accommodate either individual occupiers or, subject to requirements, the units can be combined to create a single larger premises.

Rent

Unit 3 – £25,000 per annum exclusive

Unit 4 – £30,000 per annum exclusive

Tenure

Available on a new FRI lease basis.

Service Charge

Estimated service charge for 2027:

Unit 3: £2,467.05 per annum

Unit 4: £3,533.46 per annum

Rates

Interested parties are encouraged to make their own investigations with the Valuation Office Agency.

Costs

Each party to be responsible for their own costs.

EPC

Both units have an EPC of C.

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Demise and Floor Areas

The property has been measured on a gross internal area (GIA) basis, providing the following approximate areas :

Demise	Sq. M	Sq. Ft
Unit 3	92	990
Unit 4	112	1,212
Total (Combined)	204	2,202

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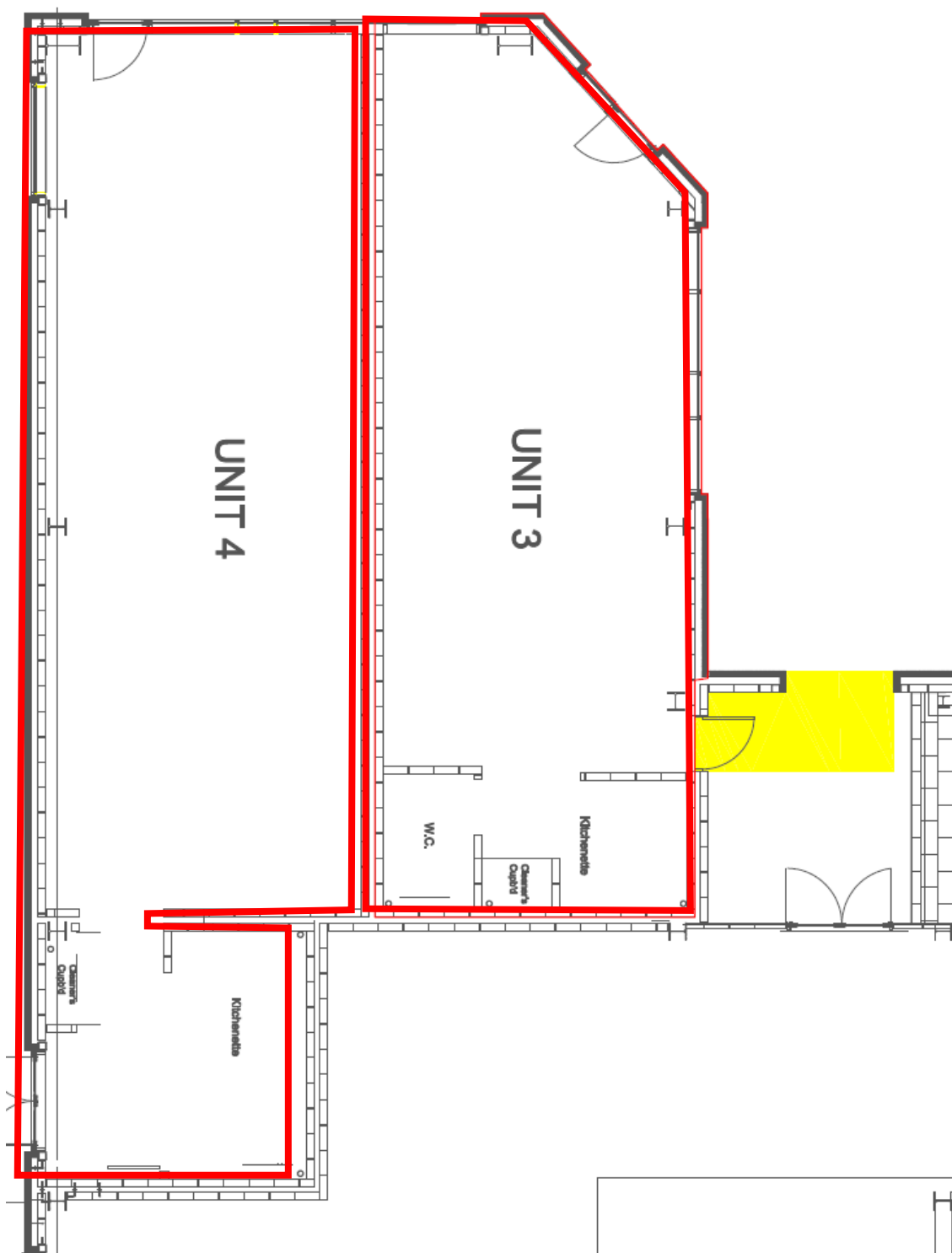
Indicative Boundary



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