

PROMINENT ROADSIDE RETAIL UNITS TO LET

Rampart Way, Telford, Shropshire.



- Highly prominent roadside units anchored by Electric Charging Station.
- Central Telford on a main arterial route. Telford Central Station within walking distance.
- Nearby occupiers include KFC, Costa, Burger King and The Gym.



LOCATION

Telford was designated a New Town in 1963 and now has a population approaching 160,000. Telford is approximately 30 miles northwest of Birmingham and 13 miles east of Shrewsbury. The units are part of a new development fronting Rampart Way (A5), accessed directly from Junction 5 M54 with excellent pedestrian links to Telford Central Railway station via a new footbridge. The site is less than 5 minutes' walk to town centre.

DESCRIPTION

The proposed scheme is anchored by Telford's first dedicated EV charging facility, providing charging for up to 24 vehicles with an additional 13 non-EV parking spaces. Units 1 & 2 are available TO LEASE and we are seeking complementary uses, such as Café/Coffee, Food to Go, C-Store or any other uses which could benefit uses of the EV Charging Station (Subject to planning).

SIZE (approx. GIA)

UNIT 1: 111.5 sqm / 1,200 sq.ft

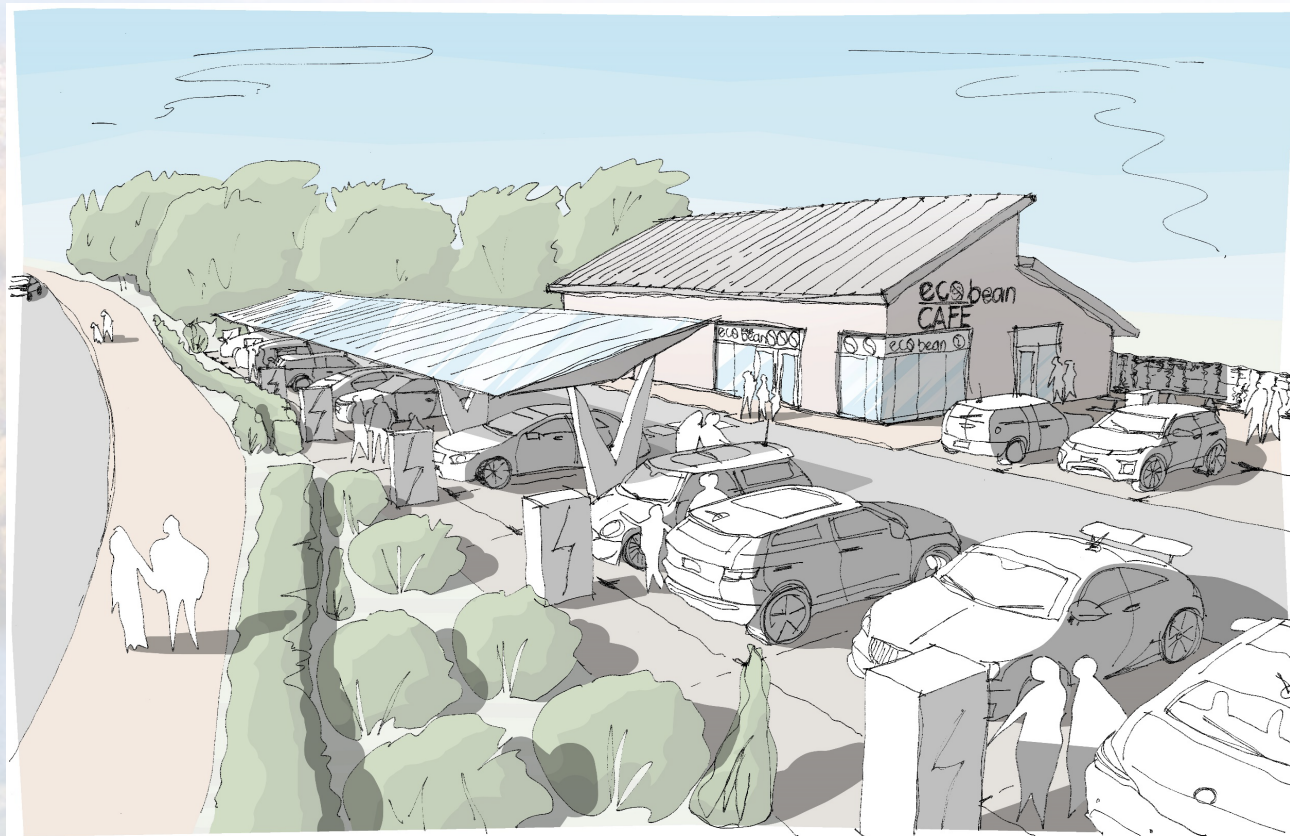
UNIT 2: 93.1 sqm / 1,003 sq.ft

TENURE

Units are available by way of new eFRI leases on terms to be agreed.

RENT

£30.00 per sq.ft



VAT & OUTGOINGS

Rent is exclusive of rates, taxes or site service charge, which may be payable. Further information available on request.

FURTHER INFORMATION

For further information, please contact the sole retained agents, Creative Retail:

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January 2023

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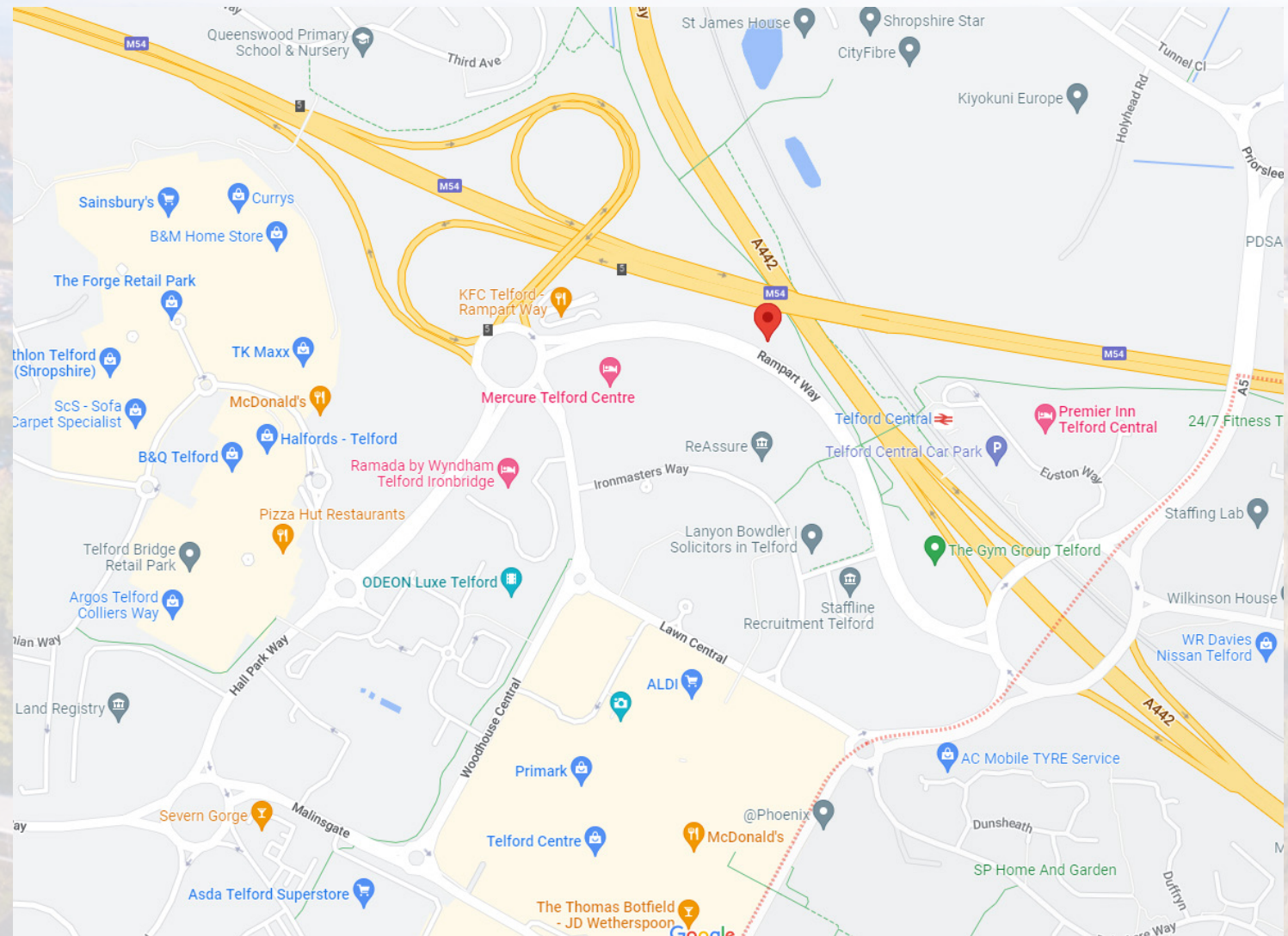
Postcode for SatNav:
TF3 4BG

Google Maps Link:
<https://goo.gl/maps/AKM9gj1eKbyxXFr86>

CREATIVE RETAIL
PROPERTY CONSULTANTS

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