

# RAMPART COURT

5 Prominent  
Roadside  
Retail  
Units

Retail Park, Rampart Way, Telford, Shropshire, TF3 4AS

## Retail Units

ANDREW DIXON  
& COMPANY

- Prominent roadside retail units
- Dedicated large car park
- Tenants include:



LCP

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## Location - TF3 4AS

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 unit fronts Rampart Way (A5) which is a main road from Junction 5 M54 and near Telford Central Railway station access via new footbridge and less than 5 minutes walk to town centre.

# Free On-site Parking

## Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Services

All mains services are available with the exception of gas.

## Energy Performance

Further information available upon request.

## Planning

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

## For details of any available "off-market" opportunities, please contact the Asset Manager

\*Potential occupiers to make own enquiries to clarify accuracy of data.

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## Viewing

Strictly via prior appointment with the appointed agents:



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