

## TO LET New Trade units

Priorslee Roundabout/Holyhead Road  
Telford TF2 9RG



### CONTACT

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Prominent new trade park development  
fronting Priorslee roundabout

Units from 255.48 sq m (2,750.00 sq ft)

Flexible accommodation and on site parking

Suitable for a variety of uses including B1 and  
B8 uses

Close to Town centre and Ring Road

Nearby occupiers include **Aldi** and **Wickes**

rapleys.com  
**0370 777 6292**

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### Location

The development is prominently located on the corner of Holyhead Road and Whitechapel Way at the Priorslee roundabout. The area of Priorslee is to the north of Telford town centre and is mixed commercial and residential in character.

An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre along with Bus and Railway Station close by. Junction 4 off the M54 and access to the A5 offer excellent commuting facilities towards Shrewsbury and Wales in the west and towards the West Midlands Conurbation in the east

### Description

New trade units are to be built totalling circa 4,645.11 sq m (50,000sq ft), and benefitting from 155 shared parking spaces. A public house will also be constructed on site with its own dedicated parking. The units will be built to shell specification ready for fixtures and fittings.

### Accommodation

The development will comprises the following approximate floor areas:

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis

	Sq m	Sq ft
Trade Units	.464.51 to 4,645.11	(5,000 to 50,000)
Pub	915.09	9,850.00
Drive thru	255.48	2,750.00

and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Architect’s plans and must be verified by interested parties.

### Tenure

Leasehold.

### Terms

The units are available on a pre-let basis.

### Planning

A planning application will be submitted for B1 and B8 planning uses.

### Rating

The business rates will be assessed upon practical completion of development.

### Energy Performance

Energy Performance Asset Ratings will be assessed upon completion of the development.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Works on site have not yet started therefore the site can be viewed from the roadside. Further access is strictly by appointment through the sole agent.



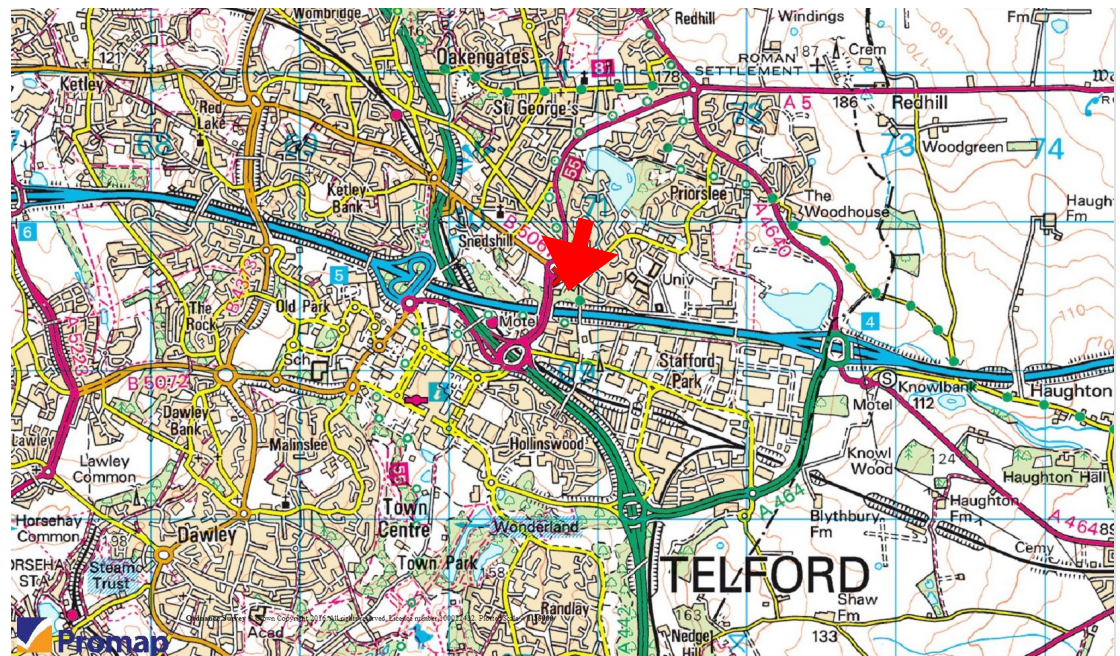
## New Retail/Restaurant units

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