



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

OFFICE PREMISES

4,154 ft² (386 m²)



**WATERLOO HOUSE, WATERLOO ROAD,
KETLEY BUSINESS PARK, TELFORD, SHROPSHIRE, TF1 5JD**



◆ Detached two storey office premises

◆ Large car park - 32 spaces

◆ J6 M54 within 1.5 miles

◆ Adjacent site being developed for a 20,000 sqft Aldi store and new warehouse

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LOCATION

Waterloo House is prominently situated at the entrance to Ketley Business Park, located adjacent the new Morris property development (Aldi and new 45,000 sqft industrial unit), and MKM Builders Merchants site.

Junction 6 of the M54 is within approximately 1.5 miles providing convenient access to the national motorway network. Alternatively the Business Park can be accessed from the east via the A442 and A5.

Telford Town Centre is within approximately 4.5 miles from the Business Park and Wellington District Centre is within 3 miles. Telford is situated approximately 35 miles north west of Birmingham City Centre and approximately 15 mile east of the county town of Shrewsbury.

DESCRIPTION

The premises comprise a detached two storey office building constructed of brick elevations beneath a pitched and tiled roof. The offices are approached through a ground floor reception incorporating toilet facilities, kitchen and the main stairwell.

The ground floor provides a number of partitioned office rooms and the first floor is open plan.

The offices are mainly carpeted with LED lighting and gas central heating.

ACCOMMODATION

Net internal areas approximately

	sqft	sqm
Ground Floor	1,959	182
First Floor	<u>2,195</u>	<u>204</u>
TOTAL	4,154	386

OUTSIDE

To the front of the building are 32 car parking spaces with mature estate landscaping.

SERVICES

We are advised that mains water, drainage and electricity are connected or available. Interested parties are advised to check this position with their advisors/contractors.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

TENURE/RENT

£36,000 per annum exclusive, plus VAT. Terms to be agreed.

PLANNING

Interested parties are advised to make their own enquiries with Telford & Wrekin Council on 01952 380000.

VAT

All figures quoted do not include VAT which is also payable at the current prevailing rate.

EPC

An Energy Performance Certificate D-95 Rating has been awarded to these premises.

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2026 Rating List is £32,750.

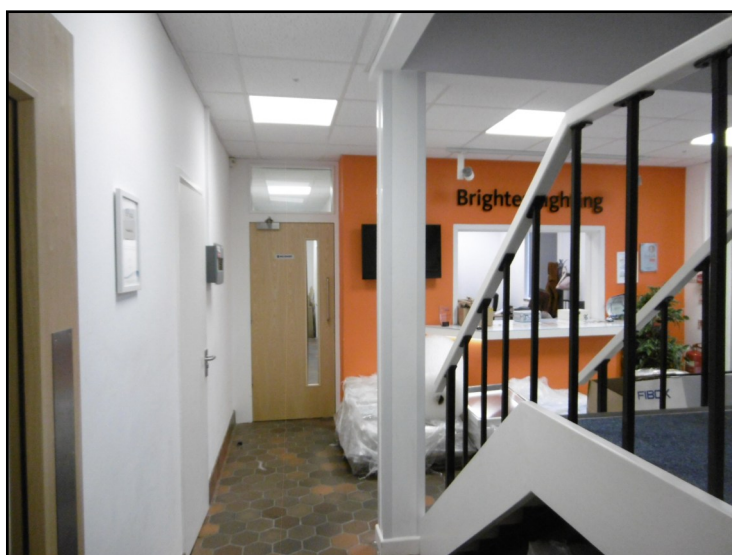
WEBSITE

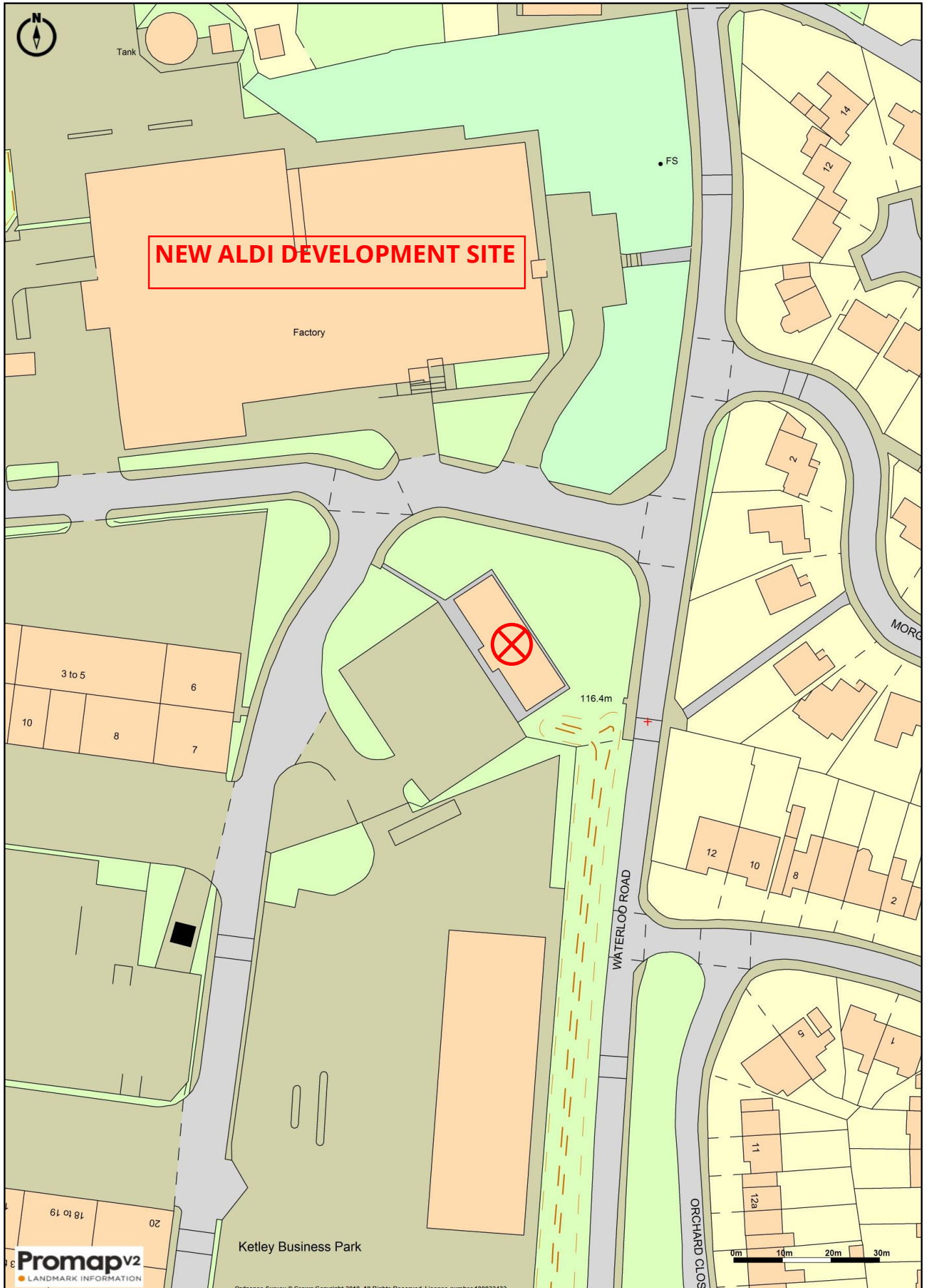
Aerial photography and further information is available at bulleysbradbury.co.uk/waterloo

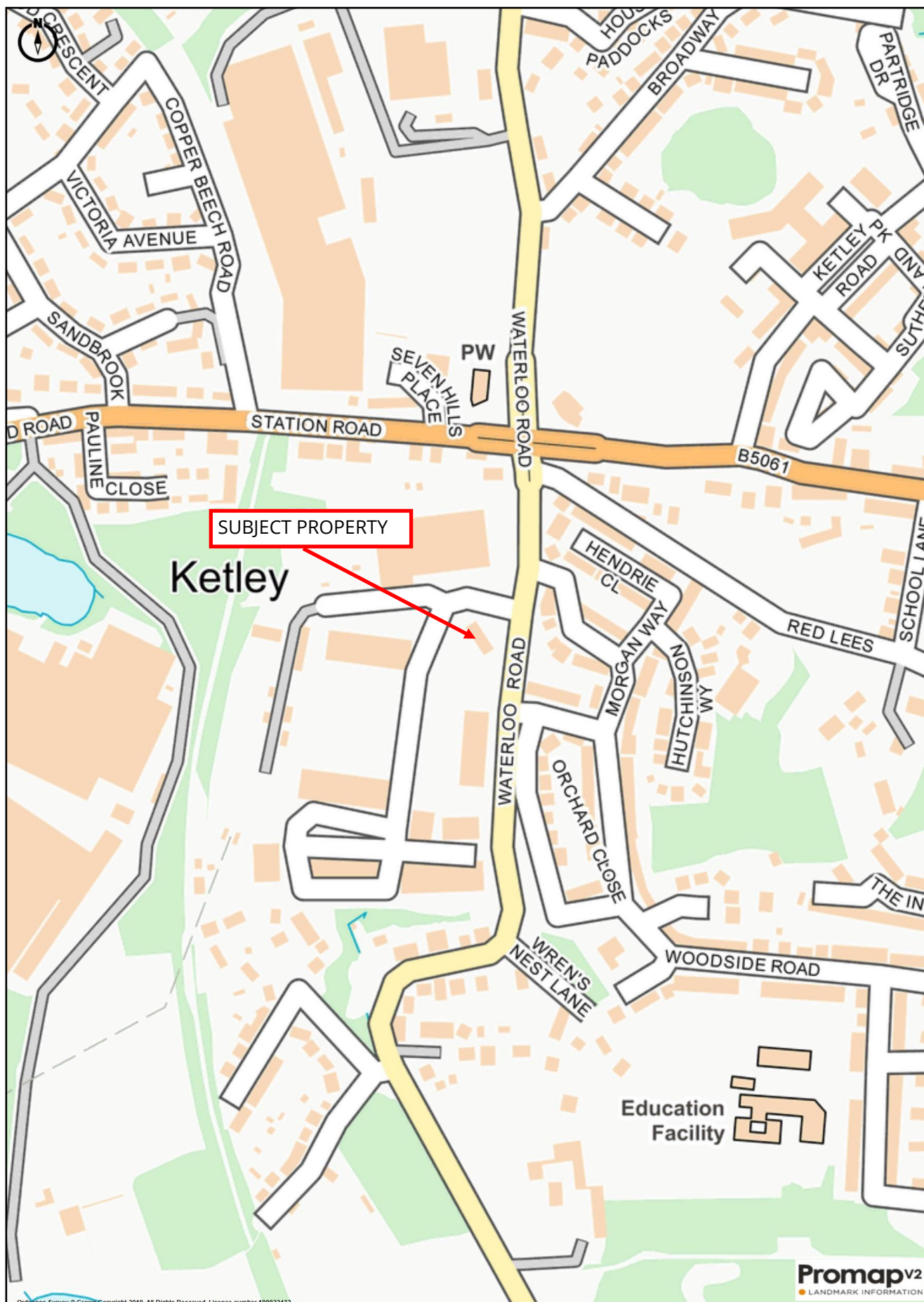
VIEWING

Strictly by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.

Details prepared 05/26.







IMPORTANT NOTICE

Bulleys Bradbury for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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