

# OFFICE / STUDIO SPACE TO LET

**Building Three  
Wrekin Professional Centre  
Holyhead Road  
Wellington  
Shropshire, TF1 2EH**

///others.sofas.capacity



The Wrekin Professional Centre is located just off Holyhead Road, the main access road from M54 into Wellington. The premises is situated one mile from Junction 7 of the M54 which joins the A5 to Shrewsbury which is approximately 11 miles to the west. Telford Central Station and town centre is approximately 4 miles west.

The available office space 3:4 measures 860 sq ft and is located on the first floor in a modern multi occupied detached office premises. Parking is available in a shared parking area allocated to the property.

The suite is available at £12,900.00 per annum exclusive. Service Charge, Utilities, Insurance, VAT and Business Rates are payable in addition (please contact Agent for further assistance).

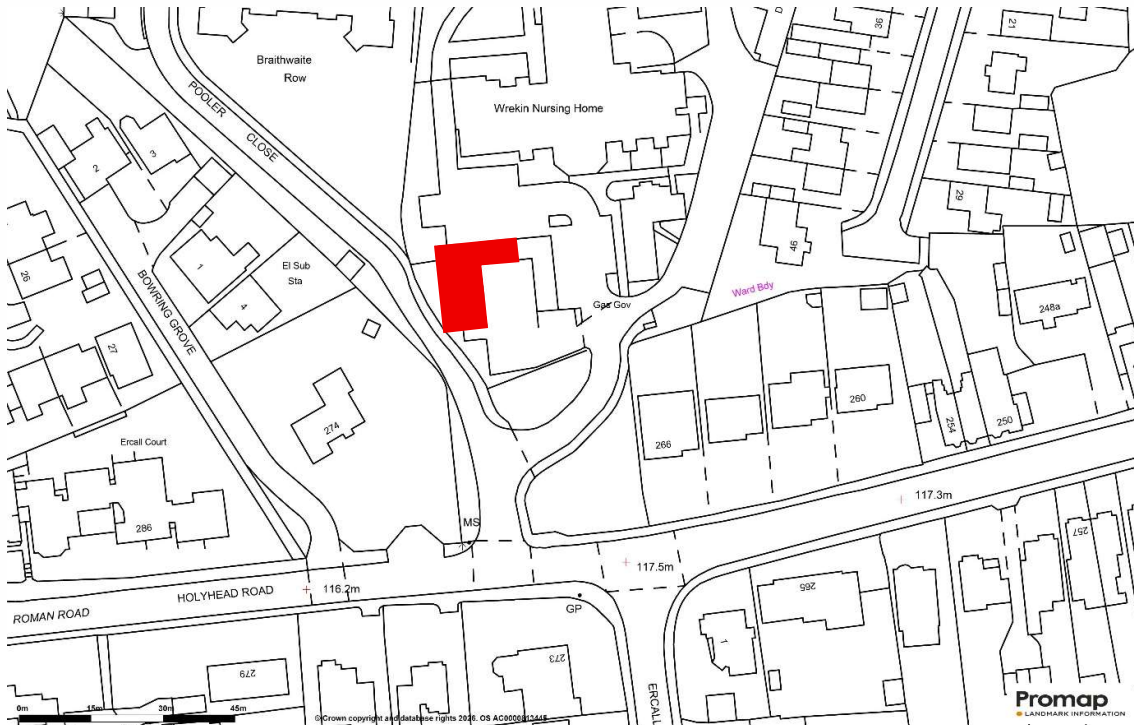
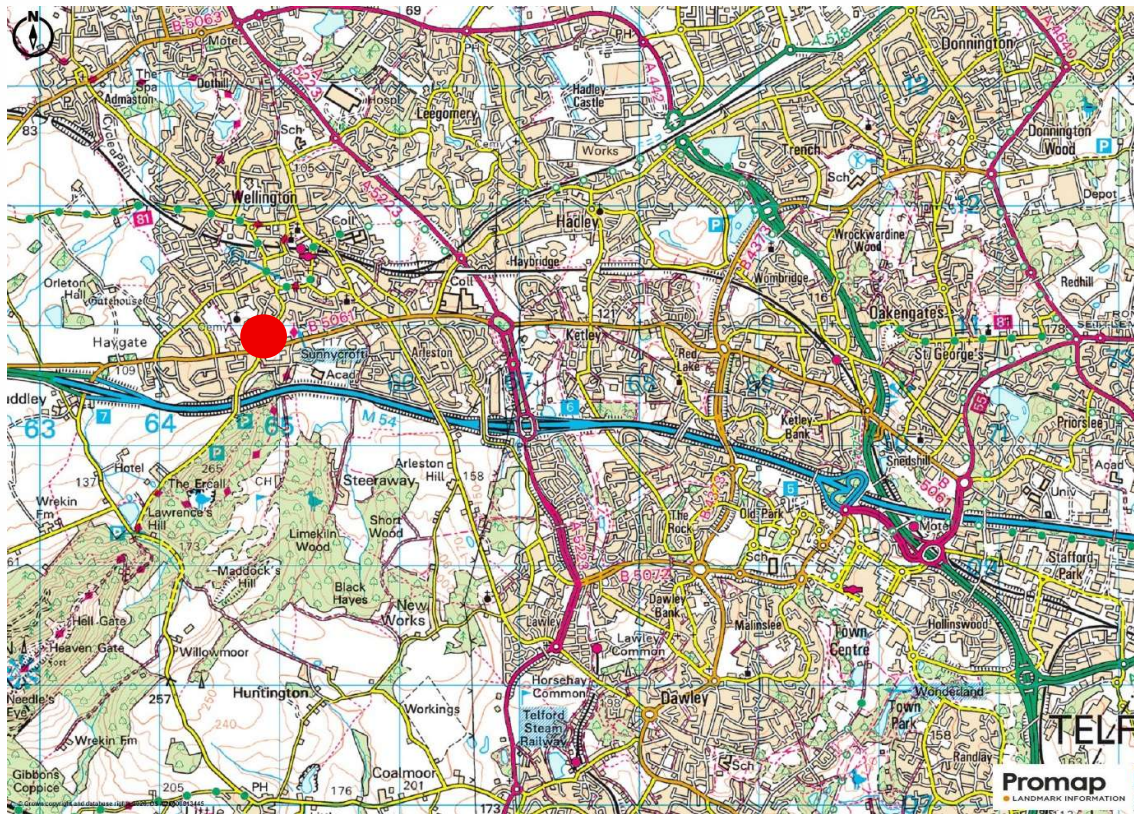
The premises are to be let by way of a new lease with terms negotiable.

For further information please contact Anthony Wiggins on 07983 622430 or Erin Beards on 07534 687232.

Subject to Contract. EPC Rating E (114) Copy Certificate available on request. Details created 05/26.

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