

RETAIL PREMISES – TO LET HAZELDINE HOUSE CENTRAL SQUARE TELFORD TOWN CENTRE SHROPSHIRE TF3 4JL

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Hazeldine House is a prominent multi-purpose building located at Central Square, within the primary retail and business district of Telford Town Centre. Telford Centre reportedly has 300,000 visitors a week and is the largest retail and leisure destination in Shropshire, with over 1.1 million sq ft of space and 160+ retailers, together with access to a 450 acre public park.

Each unit benefits from internal ancillary facilities, with units backing on to Grange Central, having additional basement storage and delivery access. Access for customers is directly onto Central Square, where other occupiers include Wetherspoons & The Little Desert Shop. Current availability is shown on page 2.

Key Information:

- Prominent Town Centre Retail Location
- 3.9m of glass frontage
- Basement storage / office space
- Excellent transport links
- Nearby parking

For further information or to arrange a viewing, please contact Anthony Wiggins on 01952 603303 or Erin Beards on 07534 687232.

Subject to Contract / Details updated 07/26 / All figures subject to VAT.

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Current Availability:

<u>Unit Number</u>	<u>Size (sq ft)</u>	<u>Rent (pcm)</u>	<u>Annual Service Charge</u>	<u>Annual Insurance</u>
1	742 sq ft	£1,020	£1,272	£83
5	784 sq ft (additional 282 sq ft of basement space)	£1,220	£1,875	£122
14	823 sq ft (additional 344 sq ft of basement space)	£1,300	£1,852	£121

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