



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough



To Let

Town Centre Office Accommodation

67 New Street, Wellington, Telford TF1 1NW



Two storey extending to 4450ft² (413m²) NIA
Flexible lease terms



01952 384333



estates&investments@telford.gov.uk



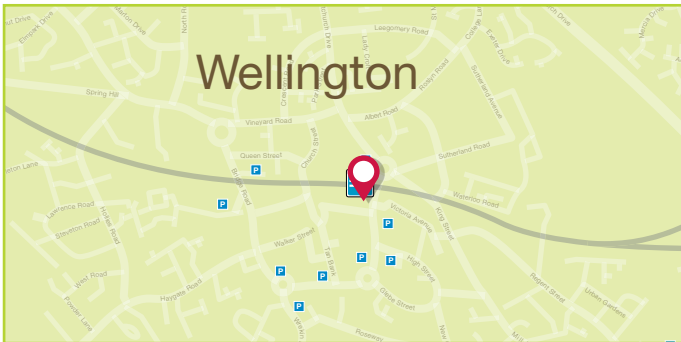
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67 New Street, Wellington, Telford TF1 1NW

Location

Wellington is a market town in the northwest of Telford, approximately 4 miles west of Telford Town Centre. It is a busy commercial centre with good transport links, having a railway station connecting to Shrewsbury to the west and Telford, Wolverhampton and Birmingham to the east. The M54 motorway is on the edge of the town.

New Street is the principal retail area within the town, the property is situated at the top end of the street close to Boots and Wetherspoon's public house and the bus station.



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Description

The property was constructed in the 1980s of brick with pitched tile roof. Recent refurbishment providing high quality office accommodation, currently used as bookable desk/ offices. Gas central heating, air conditioning (in conference room and server room) Access to first floor via stairs only. Town Centre location with ample free parking

Accommodation

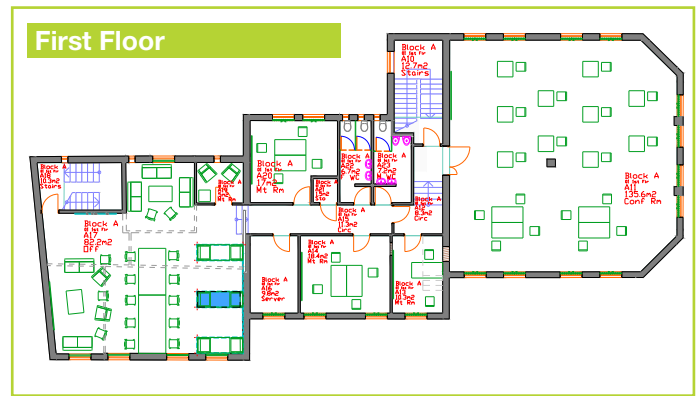
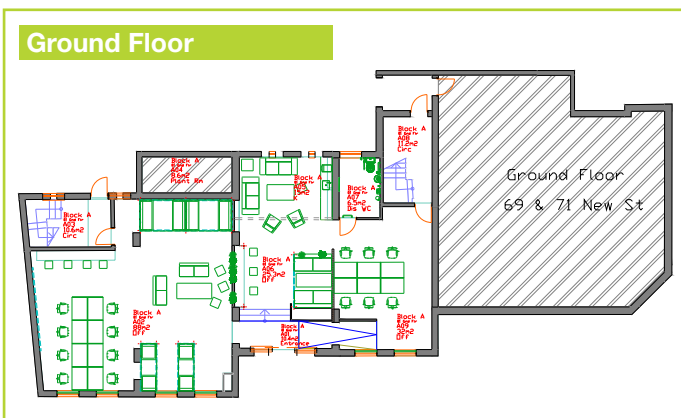
Ground Floor 1,722 ft² NIA

Open plan office on two levels, accessible WC, kitchenette, front and rear access.

Stores 122 ft² NIA

First Floor 2,996 ft² NIA

3 x meeting rooms, 1 x conference room, male and female WC, open plan office, server room, private seating area.



Planning

Currently use classes order E. Interested parties should make their own enquiries with the Telford & Wrekin Planning Authority.

Tenure/Rent

The premises would be let on a new lease, terms to be agreed. The rent would be £47,000 per annum.

Building Insurance

£2,052 per annum.

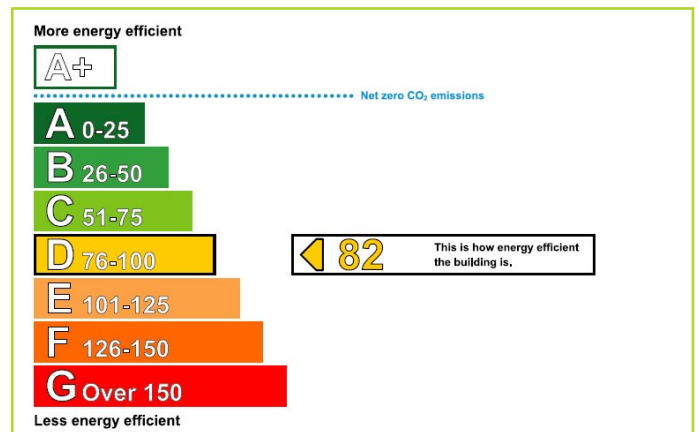
Business Rates

The premises has a rateable value of £36,500.

Legal Costs

The ingoing Lessee shall be responsible for meeting the Authority's Legal and Surveyors fees incurred in the transaction totalling £1,700.00 plus VAT.

EPC



Viewings

To arrange a viewing or for further details please contact:

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MISREPRESENTATION ACT 1967

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract.
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- (iii) no person in the employment of Telford & Wrekin Council has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) the reference to any plant, machinery, equipment, fixtures fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective lessees should satisfy themselves as to the fitness for their requirements.

Produced by the Design Team, Corporate Communications.
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