

ANDREW DIXON
& COMPANY

FOR SALE (MAY LET)

Chartered Surveyors &
Commercial Property Consultants

OFFICE PREMISES



9 Pearson Road, Central Park, Hollinswood Road Telford, Shropshire, TF2 9TX

- Modern self-contained office suite extending to 2,642 sq ft (248.26 sq m)
- Recently refurbished accommodation arranged over ground and first floor levels
- Designated on-site car parking
- Situated on popular office park close to railway station and bus links

Tel: 01952 521000
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Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
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9 Pearson Road

Central Park, Telford

LOCATION

The property is located on Pearson Road at Central Park, which is one of Telford's main business and office locations. Central Park is accessed from the B5061 Holyhead Road and lies close to the Greyhound Roundabout and the A442 Queensway, Telford's main north/south distributor road.

Telford Town Centre and Junction 5 of the M54 motorway are approximately two miles to the south.

DESCRIPTION

The property comprises an attractive modern two-storey office premises, which has recently been refurbished. It provides a self-contained office suite offering an open plan working environment at ground and first floor level, complete with a partitioned office on the first floor, WC facilities (including a disabled WC) and kitchenette.

The accommodation benefits from carpeted floors, suspended ceilings with integrated lighting, perimeter trunking, security shutters on the ground floor and gas fired central heating throughout.

Outside, designated car parking is available on site, including an area of undeveloped land which could accommodate up to 10-12 car parking spaces.

ACCOMMODATION

Gross Internal Area	2,642 sq ft	248.26 sq m
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SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.



TENURE

Long Leasehold/Leasehold: The long leasehold interest is available to purchase based on a 999 year long lease at a peppercorn rent. Alternatively, an occupational underlease is available by negotiation.

PRICE/RENT

Price/rent upon application.

SERVICE CHARGE

The tenant will be required to contribute to an estate service charge, which is levied by the freeholder to cover the maintenance, repair, security and landscaping of the estate.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £21,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of B(46).

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nicholas Dixon MRICS

Direct Line: 01952 521006

Mobile: 07957 828 563

Email: nicholas@andrew-dixon.co.uk

Ref: JND/3517



Printcode: 201957

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.

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