

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

OFFICE PREMISES



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

- Attractive long leasehold commercial investment opportunity
- Self-contained, two-storey modern office premises extending to 2,581 sq ft
- On site car parking with expansion area
- Longstanding tenant of over 25 years
- Producing a rental income of £22,584 per annum exclusive

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10 Pearson Road

Central Park, Telford

LOCATION

The property is located on Pearson Road, 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 a modern two-storey office premises with adjacent car parking. The premises are carpeted and fitted out with suspended ceilings, perimeter trunking, central heating and double glazing. There are toilets on each floor.

Outside, there is allocated car parking adjacent to the building for 7 vehicles. In addition, there is an area of land to include within the sale over which the car park can be extended, subject to planning consent.

The property is occupied by Electrosoft UK Limited, who have been in occupation since 1991. The premises are utilised for the administration of their software development operation.

The company turnover in the accounts to 31 December 2017 was £7.086 million with a pre-tax profit of £2.4 million and a reported net worth of £5.373 million.

ACCOMMODATION

Gross Internal Area 2,581 sq ft 245.45 sq m

*IPMS3 - office measurements can be made available upon request.

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

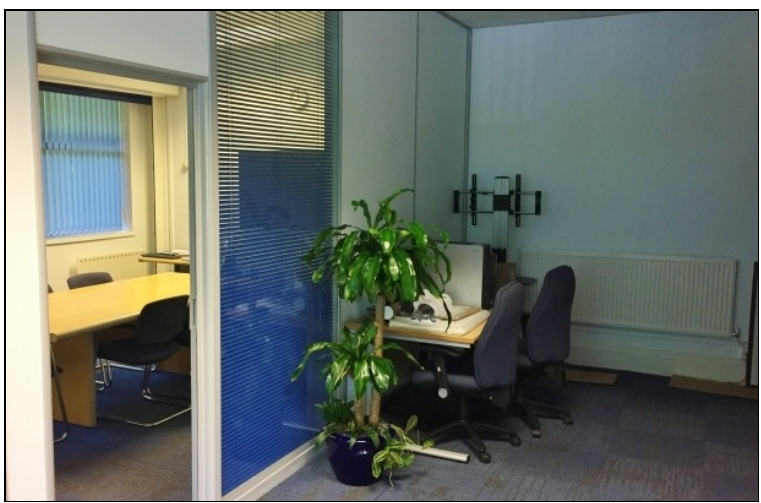
We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

LOCAL AUTHORITY

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



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.



TENURE

Long leasehold: We understand the property was sold on a long leasehold tenure for a term of 999 years from completion at a peppercorn rent.

The property is occupied by Electrosoft UK Ltd on a lease commencing 25 December 2015 and expiring 24 December 2025. There is a tenant's option to break on 24 December 2020 subject to 6 months notice, and rent reviews at 24 December 2020 and 2025. The passing rent is £22,584 per annum (£8.75 per square foot).

PRICE

The guide price for the long leasehold interest is £240,000 plus VAT.

SERVICE CHARGE

A service charge is levied by the freeholder to cover the cost of communal estate services. Payment of these services is included in the occupational lease, passing the liability to the tenant.

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. The property has been elected for VAT and we understand that the purchaser therefore could be treated as the Transfer of a Going Concern (to be confirmed).

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/3417



Printcode: 2019524

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.

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