



MODERN OFFICE DEVELOPMENT FOR SALE



Peoples Dispensary For Sick Animals Headquarters, Whitechapel Way, Priorslee, Telford, TF2 9PQ

**ANDREW DIXON
& COMPANY**



PROPERTY SUMMARY

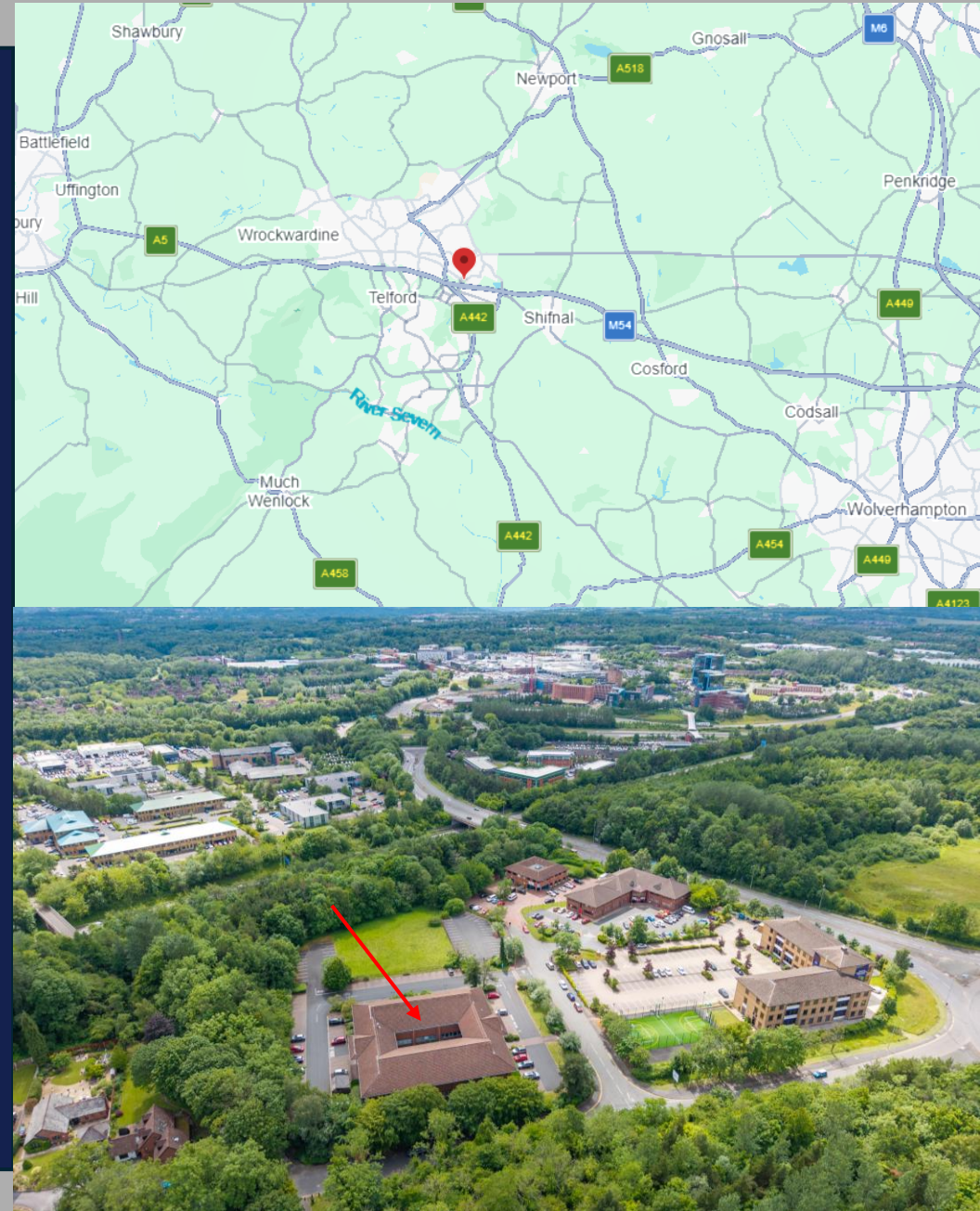
- Modern attractive headquarters building on two floors
- Secure surfaced car parking for approximately 80 vehicles
- Prominent roadside position in an attractive commercial area
- Total net internal area of 18,921 square feet (2,757 square metres)
- Total site area of 1.48 acres (0.6 hectares)
- Large site with additional potential expansion land available adjacent, extending to 0.88 acres (0.36 hectares), currently accommodating a further 30 car parking spaces
- Available with Vacant Possession



LOCATION

The property is situated a short distance to the north of Telford Town Centre, midway between Junctions 4 and 5 of the M54 motorway, close to the junction of Shifnal Road with Whitechapel Way.

The immediate area comprises a small development of bespoke office buildings, including the former Whitechapel House, now repurposed as the Telford Gurdwara-Siri Guru Temple, Telford Probation Services and Learning Community Trust. The University of Wolverhampton Telford Campus lies just to the east and the settlement of Priorslee, comprising relatively low-density residential development, is immediately to the north.



DESCRIPTION

The property was purpose-built in the late 1980's as the bespoke headquarters for the People's Dispensary for Sick Animals and offers office accommodation for approximately 200 staff over two floors. It is of conventional construction in a quadrangle design with a central feature courtyard. The property has four wings, and the front elevation incorporates a main entrance. The rear elevations offer a secondary core facility, service access and some storage space. There are toilet facilities on both floors, and layouts are largely open plan with meeting rooms and staff facilities. Included on the ground floor are subdivided storage areas and a small loading bay. Internally, the layout provides additional natural light from the external walls into the courtyard with flexibility to alter the internal working arrangements. The specification includes suspended ceilings, a combination of fluorescent and LED lighting units, aluminium double-glazed windows and a gas-fired central heating system with some air conditioning to part.

The property enjoys a surfaced entrance spur with paved car parking for approximately 80 vehicles.

Adjacent to the southern boundary is an area of potential development land extending to 0.88 acres (0.36 hectares). The site is secured and partly surfaced for use as parking for approximately 30 vehicles and can be sold with the headquarters building or separately.

Additionally, there is an area of woodland adjoining the site.



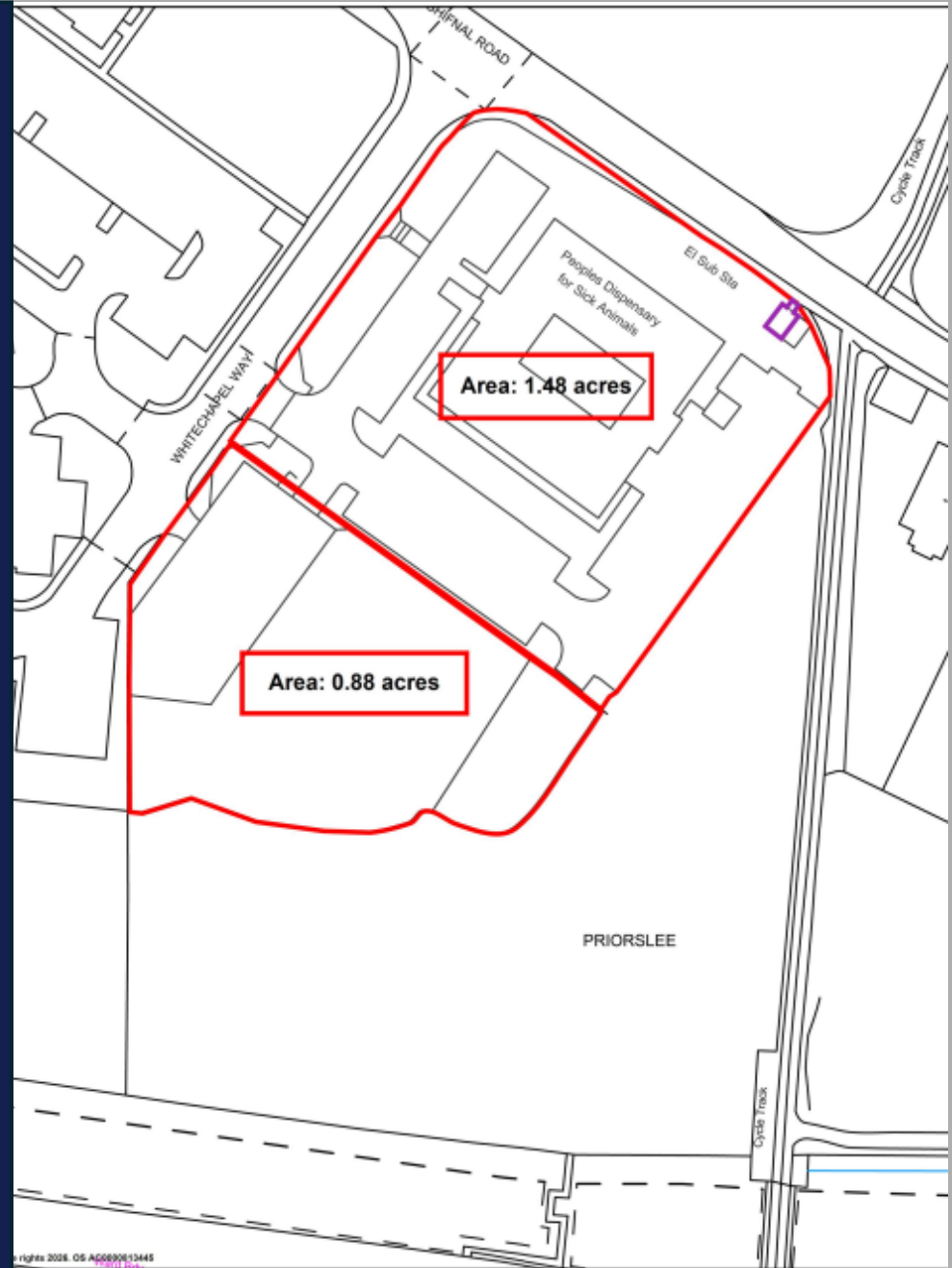
ACCOMODATION

Description	Sq. Ft	Sq. M
Ground floor offices, kitchen, canteen and loading bay	9,055	841
First floor offices	9,866	916
Total Net Internal Area	18,921	1,757
Site Area	HQ building and landscaped grounds 1.48 ac (0.6 ha)	
	Development site 0.88 ac (0.36 ha)	

Occupation or Asset Management Potential

The building is suitable for single occupancy or, alternatively, could be divided into a number of separate demises with extensive on-site car parking. There are dual entrances with individual staircases.

The adjacent development site is suitable for commercial purposes, subject to planning, or additional car parking.



Tenure

Freehold: The property is available freehold with vacant possession.

EPC

The property has an EPC rating of C – 73.

PROPOSAL

Price upon application.

VAT

All figures quoted herein are exclusive of VAT at the prevailing rate.

ANTI MONEY LAUNDERING

A successful purchaser will be required to provide the appropriate information to satisfy current Anti-Money Laundering regulations when Heads of Terms are agreed.

Planning

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

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.

Viewing

Strictly by appointment with the Agent's Telford office:

Contact: Nicholas Dixon

Direct Line: 01952 512006

Mobile: 07957 828563

Email: nicholas@andrew-dixon.co.uk

Ref: JND/4175

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