

ANDREW DIXON  
& COMPANY

TO LET

Chartered Surveyors &  
Commercial Property Consultants

OFFICE SUITES



## Modern office suites at Grosvenor House Central Park, Telford, Shropshire, TF2 9TW

- Modern high-specification self-contained office accommodation
- Newly available suites from 944 sq ft (87 sqm) to 1,845 sq ft (172 sq m)
- Attractive business park environment with easy access to A442 Queensway
- Good car parking facilities, children's nursery and cafe on site

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# Grosvenor House

## Central Park, Telford

### LOCATION

Telford is a large new town in the borough of Telford & Wrekin located approximately thirteen miles east of Shrewsbury and thirty miles west of Birmingham. The borough has an estimated population of 170,300 (2010 Census) with Telford being the largest town in Shropshire and one of the fastest growing towns in the United Kingdom.

Central Park is a prime business location providing 250,000 square feet of high quality office accommodation on a site of some 32 acres in central Telford. It lies close to Telford Town Centre, which is currently undergoing substantial investment as part of the Southwater Programme, and close to the town's main railway station the A442 Queensway distributor road, and Junction 5 of the M54 motorway. There is a children's nursery and a cafe/diner on site.

### DESCRIPTION

Grosvenor House is a modern detached office block, which extends to approximately 62,000 square feet and incorporates 45 self-contained office suites arranged over four floors. The building benefits from an attractive full height glazed atrium to the front elevation and sits in landscaped grounds with an excellent car parking allocation.

Grosvenor House incorporates a central reception area on the ground floor with a commissionaire on duty during working hours. As well as the main staircase, there are two passenger lifts and ladies/gent's/disabled WC facilities on each floor. 24 hour security is in operation seven days a week and there are security systems installed on the ground floor of the building.

Each suite within Grosvenor House benefits from a single designated car parking space in the basement car park, together with use of the barrier controlled surface car park to the front of the building on a first come, first served basis.

A typical office suite provides open plan and/or partitioned office space with kitchenette, which is fully carpeted and has 3 Compartment recessed floor trunking. Some suites have air conditioning. There is also a fibre optic datalink available to each suite. Please refer to the agent for full details.

### ACCOMMODATION

Due to relocation, there are now individual suites available on the upper floors of the building, as detailed in the schedule overleaf.

### PLANNING

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



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### TENURE

Leasehold: The available suite(s) are offered for lease on terms to be agreed. Please contact the agent for further details.

### RENT

Rents upon application.

### SERVICES

We understand that all mains services are available or connected to the building with the exception of gas, and electric storage heaters are fitted within each suite. It should be noted that we have not tested these services and interested parties should make their own enquiries.

### SERVICE CHARGE

The ingoing tenants will be required to contribute to a service charge, which is levied by the Management Company to cover the cost of maintenance, repair and security of the building and the landscaping and security of the estate.

### BUSINESS RATES

Please refer to the attached Schedule of Accommodation for individual rating assessments.

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

### ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for further details.

### 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.

### 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](mailto:nicholas@andrew-dixon.co.uk)

Ref: JND/GH



Printcode: 201423

### 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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# SCHEDULE OF AVAILABLE UNITS

Suite No	Floor	Size (sq ft)	Size (sq m)	Rent	Rateable Value (2023)	Status
<b>Suite 1.02</b>	First	2,638	245	U/A	£20,750	<b>UNDER OFFER</b>
<b>Suite 2.05</b>	Second	944	87	U/A	£17,750*	<b>AVAILABLE</b>
<b>Suite 2.06</b>	Second	1,396	130	U/A		<b>AVAILABLE</b>
<b>Suite 3.06</b>	Third	1,396	130	U/A	£11,000	<b>AVAILABLE</b>
<b>Suite 4.08</b>	Fourth	1,845	172	U/A	£13,500	<b>AVAILABLE</b>

**Note:**  
U/A = Upon Application

\*Suites 2.05 and 2.06 currently are currently assessed for business rates together and will need to be-reassessed if taken separately.

