

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

TO LET

MODERN OFFICE SUITE



## Ground Floor, Partnership House, Central Park Hollinswood Road, Telford, Shropshire, TF2 9TZ

- Self-contained ground floor suite extending to 5,110 sq ft (475 sq m)
- Within modern three-storey high-spec office development
- Established office park location close to Telford Town Centre
- Excellent car parking allocation with 33 demised spaces on site

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Grosvenor House, Central Park, Telford,  
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# Partnership House

## Central Park, Telford

### LOCATION

Central Park is located in mid Telford, just to the north of the town centre, with access via the A442 dual carriageway and Holyhead Road. It lies close to the town's main railway station and Junction 5 of the M54 motorway. There is a mix of uses in the immediate surrounding area including residential, commercial and industrial.

Central Park itself is an office development of some 250,000 sq ft (23,225 sq m) comprising three principal office buildings - Partnership House, Grosvenor House (65,000 sq ft) and St James House (52,126 sq ft), together with a number of two-storey self-contained buildings of 2,500 sq ft to 7,500 sq ft. The buildings are situated in a mature landscaped setting and there is also a children's nursery and a cafe on site, with 6.5 ac (2.6 ha) of land available for potential further development.

### DESCRIPTION

Partnership House comprises a substantial detached three-storey office building, which was constructed in 1992/1993. The ground floor demise is C-shaped in configuration, having a shared central entrance hall/reception and core on the southern elevation (overlooking the town centre) and a fire escape staircase at the end of the wing.

The specification of the building includes two 10-person passenger lifts, recessed underfloor and perimeter trunking, floor loadings of 120lb psf, anti-sun double glazing, gas fired central heating, and suspended ceilings with recessed lighting. The ground floor suite is carpeted throughout and benefits from an air handling system.

Externally, Partnership House is approached from a mini-roundabout to the northwest corner and is surrounded by a landscaped car park. The ground floor suite benefits from 33 demised car parking spaces.

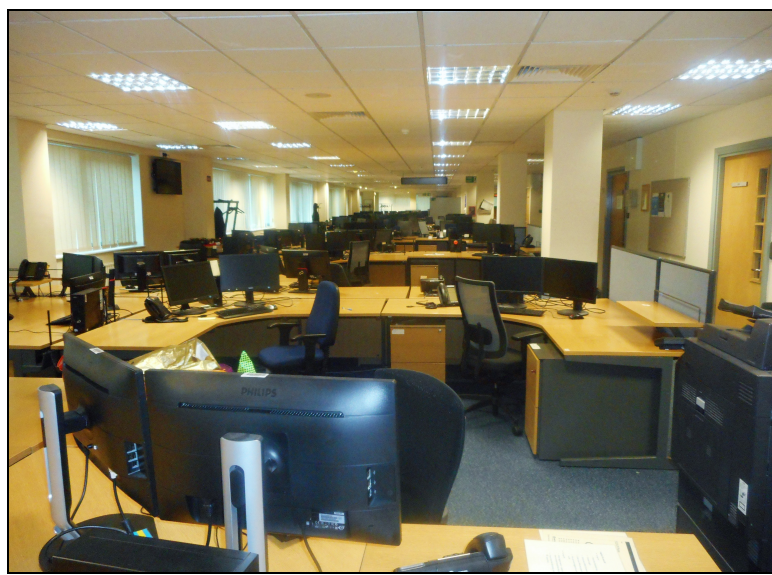
### ACCOMMODATION

Ground floor Suite	5,110 sq ft	475 sq m
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*\*IPMS 3 - office measurements can be made available by request*

### SERVICES

We understand that all mains services are available or connected to the building. However, it should be noted that we have not checked or tested these services and interested parties are advised to make their own enquiries in this regard.



### PLANNING

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

### TENURE & RENT

Leasehold: The ground floor suite is available to let based on a new lease on terms to be agreed. Please contact the letting agent for further details.

### SERVICE CHARGE

A service charge for Central Park is reserved under the head lease and occupational lease, covering the maintenance of the estate road and services. Further details of the building service charge are available upon request from the letting agent.

### BUSINESS RATES

The property currently forms part of a larger assessment for the whole building and will need to be re-assessed separately.

### LOCAL AUTHORITY

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

### ENERGY PERFORMANCE CERTIFICATE

The building has an Energy Rating of (C)75.

### 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)

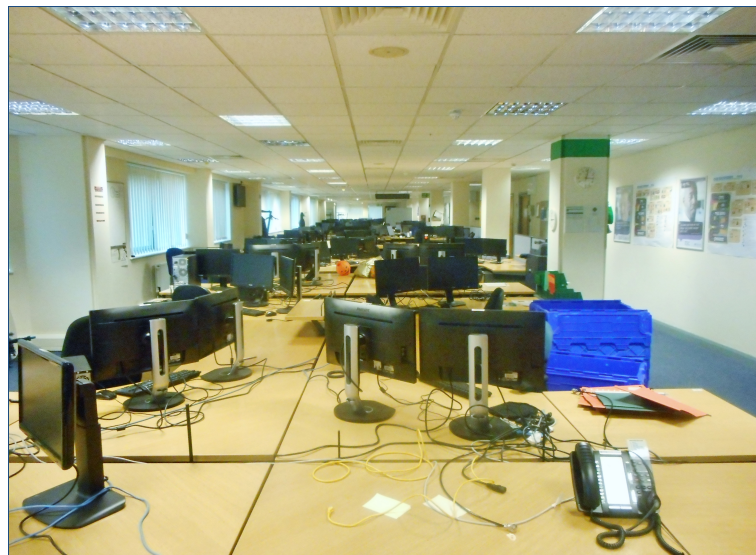
Ref: JND/3288A



Printcode: 201721

### 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.

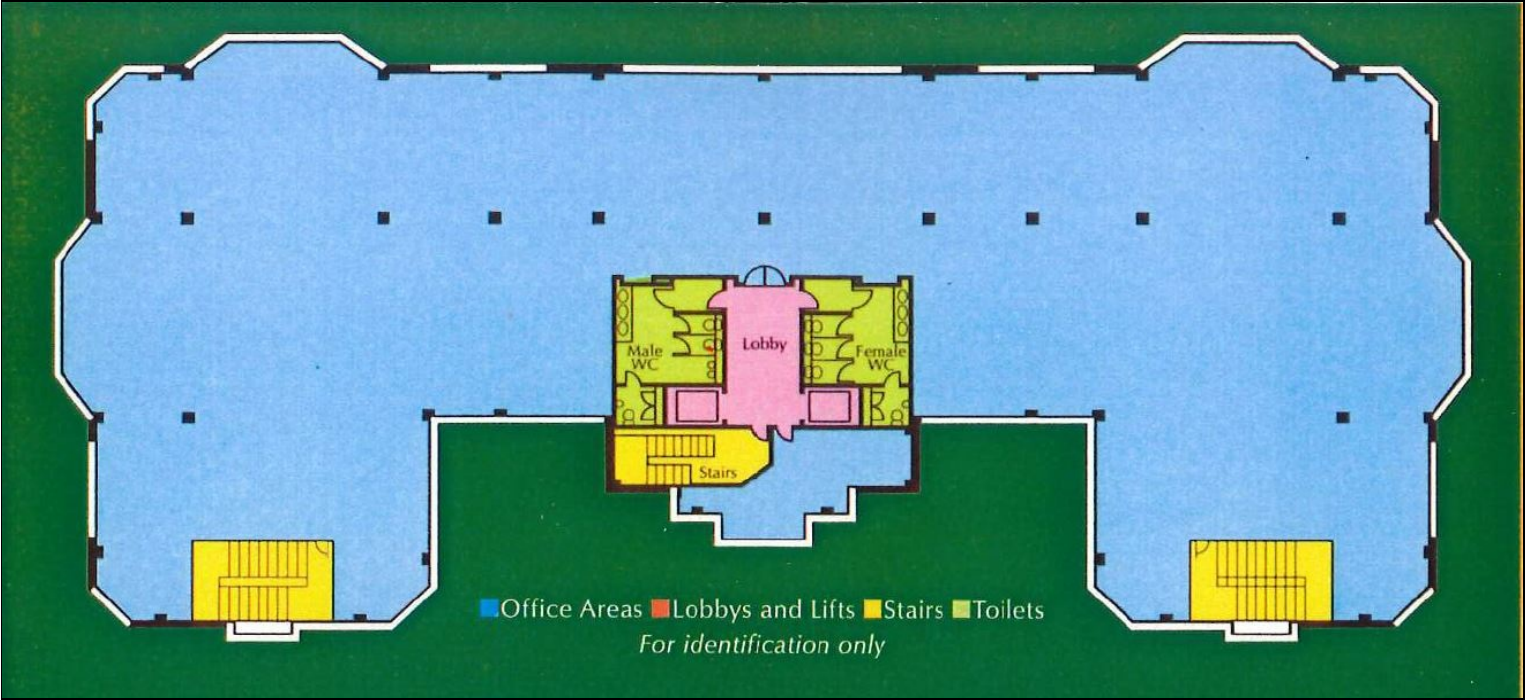
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# FLOOR PLAN



# LOCATION PLAN



- Junctions 4, 5 & 6 of M54 access all parts of Telford
- M54 links with M6 northeast of Wolverhampton
- M6 Toll accessed via the A449 from Junction 2 of the M54
- Rail services from Telford Central to Wolverhampton (journey time 20 mins) and Birmingham (40 mins)
- Birmingham International Airport 44 miles to the southeast via M54, M6 and M42



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