



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

- Attractive two-storey, self-contained office accommodation
- Providing modern office space extending to 2,581 sq ft (245.45 sq m)
- Dedicated fibre optic connection
- Established business park location with on site car parking for 10 vehicles

10 Pearson Road Central Park, Telford

LOCATION

The property is located on Pearson Road in 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.

It provides self-contained office accommodation, which is arranged over ground and first floor levels. The offices are carpeted throughout and fitted out with suspended ceilings, perimeter trunking, dedicated fibre optic connection, central heating and double glazing. There are WC facilities on each floor.

Outside, there is allocated car parking adjacent to the building for 10 vehicles.

ACCOMMODATION

Gross Internal Area 2,581 sq ft 245.45 sq m

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

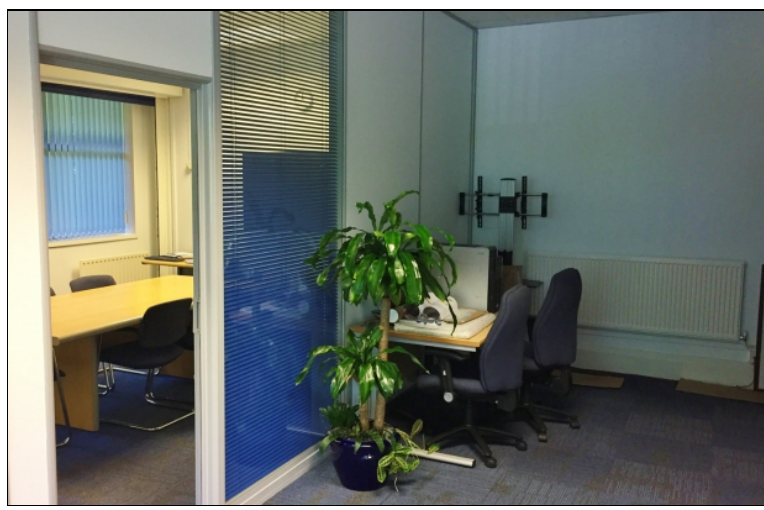
We understand that the property has planning permission for uses within Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended).

LOCAL AUTHORITY

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

TENURE

Leasehold: The property is available to let on a new occupational underlease on terms to be agreed. Please contact the agent for further details.



RENT

Rent upon application.

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 head lease, passing the liability to the tenant.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £20,200 (Ground floor £9,200; First floor £11,000).

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(69).

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 VAT will therefore be charged on the rent.

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: 2020623

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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ANDREW DIXON
& COMPANY

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