

ANDREW DIXON
& COMPANY

FOR SALE/TO LET

Chartered Surveyors &
Commercial Property Consultants

OFFICE PREMISES



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

- Self-contained, modern two-storey office building including WC facilities
- Accommodation extending to approximately 2,595 sq ft (241 sq m)
- Allocated on site car parking for 7 vehicles
- Established business park location in central Telford

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2 Pearson Road

Central Park, Telford

LOCATION

2 Pearson Road is located on Pearson Road on Central Park, a popular and established business location in central Telford, which provides approximately 150,000 square feet of office accommodation in total on a site area of circa 20 acres.

Central Park is accessed from the B5061 Holyhead Road and lies in close proximity 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 two-storey mid-terrace office building, which provides modern, self-contained office accommodation with on site car parking.

The offices are arranged over ground and first floors, having a central core and WC facilities on each level. The ground floor has a modular layout with a meeting room and kitchen, and the first floor has a largely open plan layout with a further meeting room and partitioned office.

The offices benefit from gas central heating throughout.

The property has 7 demised car parking spaces within the shared car park to the front of the building.

ACCOMMODATION

Ground Floor	1,185 sq ft	110 sq m
First Floor	1,410 sq ft	130 sq m
Total Area	2,595 sq ft	240 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 the property has planning permission for Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.



Consumer Protection From Unfair Trading Regulations 2008: 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

The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

Alternatively, a sale by way of an assignment of the 999 year lease is available. Please contact the agent for further details.

PRICE/RENT

Price and rent upon application.

SERVICE CHARGE

The occupier will be required to contribute towards an estate service charge, which is levied by the freeholder of Central Park to cover the maintenance, repair, security and landscaping of the estate.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property from 1 April 2017 to present is £18,500 and the future estimated rateable value (from 1 April 2023) is £16,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C.

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

Ref: JND/3829



Printcode: 202268

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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