

# FOR SALE LAND AT CENTRAL PARK TELFORD, TF2 9TX

**harrislamb**  
PROPERTY CONSULTANCY



— APPROXIMATE SITE BOUNDARY

**DEVELOPMENT LAND (SUBJECT TO PLANNING)**  
**6.45 acres (2.61 ha)** Gross

**POSTCODE: TF2 9TX**

## LOCATION

Central Park is an established office destination in Telford that is accessed off the B5061 Holyhead Road and Greyhound roundabout. The A442 Queensway links north and south Telford providing convenient access to Telford Town Centre, Telford Central Train Station, and Junction 5 of the M54 within 2 miles. Amenities on the park include a children's nursery and café, with Wickes and Aldi opposite.

## DESCRIPTION

Historically the site was part of the Priorslee Furnace Works and Eagle Iron Works. It now comprises undeveloped land including an open grassed area, overgrown bank, coffee shop, and internal road. The site slopes falling from north to south and south east. More site information is available by contacting the agents, to include title documents, previous site investigation report, and constraints plan.

## TENURE

Offers are invited for the freehold interest.

The coffee shop is currently occupied at a rent of £12,000 per annum exclusive.

## PLANNING

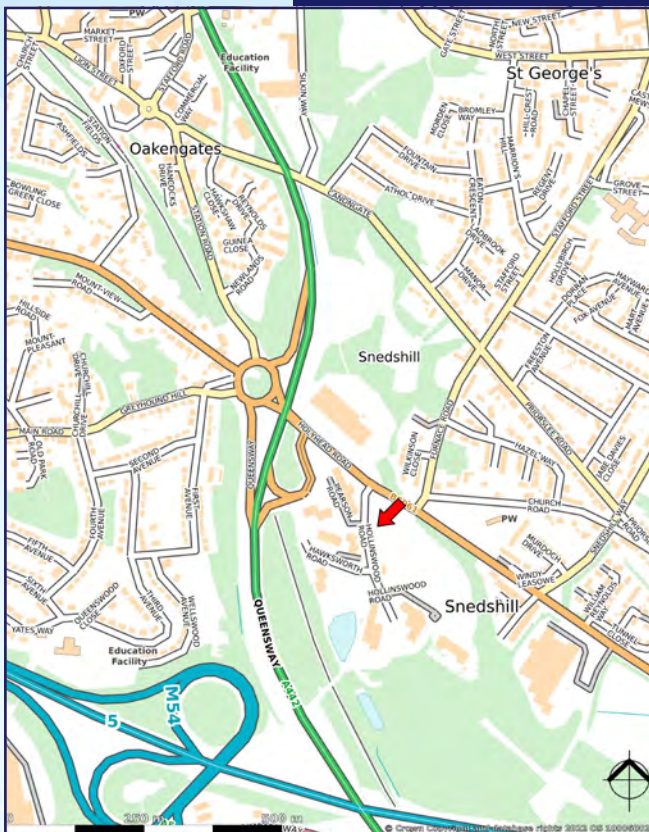
The site is part of a strategic employment area within the Telford & Wrekin Council local plan. Interested parties are advised to make their own enquiries with the local planning authority.

## SERVICE CHARGE

We understand that a service charge is payable for the maintenance and upkeep of the shared estate areas. Further details can be provided.

## VAT

VAT will be payable at the prevailing rate.



## LEGAL COSTS

Each party will bear their own legal and professional costs.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

**VIEWING** Strictly via sole agents

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PROPERTY CONSULTANCY

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**SUBJECT TO CONTRACT**

Ref: T2035

Date: 12/22

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(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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