

ANDREW DIXON  
& COMPANY

FOR SALE

Chartered Surveyors &  
Commercial Property Consultants

COMMERCIAL WITH DEVELOPMENT POTENTIAL



## Former Wrekin Pneumatics Premises

**Park Road, Dawley Bank, Telford, TF4 2BE**

- Detached commercial premises extending to 8,499 sq ft (789.55 sq m)
- Currently providing offices, workshops, showroom and storage accommodation
- Trade counter potential within showroom area
- Site area of circa 0.25 acres including secure delivery yard
- Residential development potential - outline planning consent for 5 dwellings
- Conveniently located with good access to M54 motorway (Junctions 5 & 6)

Tel: 01952 521000

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)

# Wrekin Pneumatics

## Park Road, Dawley Bank

### LOCATION

The property is located on Park Road, which adjoins Cemetery Road in Dawley Bank. It lies approximately 0.5 miles from Dawley district centre, 1 mile from Telford Town Centre, and 1 mile from Junctions 5 and 6 of the M54 motorway.

### DESCRIPTION

The property comprises a former 19th Century school of brick construction beneath a pitched tiled roof, which has been converted into single storey offices including reception area and stores. The original building was extended to the rear and side in the 1930's and 1940's to provide industrial/warehouse accommodation to complement the offices, as well as a secure compound to the side.

The industrial element of the property is arranged in four bays providing workshops with showroom/trade counter facility, partitioned works offices, storage warehouse, ancillary space and WC facilities. The industrial bays benefit from concrete floors, fluorescent lighting and a mixture of Combat gas warm air blowers and AmbiRad heating. The main workshop/end bay has a minimum eaves height of 9ft 10ins and affords access to the delivery yard to the side.

The offices in the original part of the building have suspended ceilings, fluorescent lighting, electric wall mounted heaters and a mixture of carpeted and lino covered floors. The offices also benefit from security bars to the windows.

Outside, to the side of the building is a concrete surfaced delivery yard complete with overhead crane. The yard is secured by fencing with a gated access.

### ACCOMMODATION

Offices	1,025 sq ft	95.22 sq m
Bay 1 incl showroom	2,635 sq ft	244.80 sq m
Bay 2	1,085 sq ft	100.80 sq m
Bays 3 and 4	2,445 sq ft	227.14 sq m
Stores	475 sq ft	44.13 sq m
WC facilities	212 sq ft	19.70 sq m
Ancillary space	472 sq ft	43.85 sq m
Corridor	150 sq ft	13.94 sq m
<b>Gross Internal Area</b>	<b>8,499 sq ft</b>	<b>789.55 sq m</b>
Site area	0.25 ac	0.101 ha



**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.



### PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding the current commercial use. However the property does have redevelopment potential, having outline planning consent for the demolition of the existing building and the construction of 5 dwellings as per the proposed layout shown above. Planning reference TWC/2016/0677.

### TENURE

Freehold: The property is available to purchase freehold - price upon application from the agent.

### PRICE

Price upon application.

### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not tested these services and interested parties should make their own enquiries.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2010 rating list is £20,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of (G)190.

### 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: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk) Ref: BNF/3308



Printcode: 2017123

### 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.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW

Telephone : 01952 521000

Fax : 01952 521014

Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)