

TELFORD PROBATION CENTRE

Malinsgate, Telford Square **TF3 4HX**

- Freehold acquisition with potential for redevelopment of entire site and/or retention of existing building
- Located in close proximity to the centre of Telford with a mix of retail, commercial and industrial properties in the immediate area
- Within a five minute drive of the M54 and Telford Central Train Station which provides access to Shrewsbury and Birmingham in addition to connecting routes to Manchester and London
- Located in the heart of Telford retail centre and commercial district, with Birmingham only 45mins away via car and train

LOCATION

THE PROPERTY IS LOCATED IN THE CENTRE OF TELFORD, APPROXIMATELY 1.2 MILES FROM TELFORD CENTRAL TRAIN STATION WHICH PROVIDES CONNECTIONS LOCALLY, REGIONALLY AND NATIONALLY. THE PROPERTY IS WITHIN CLOSE PROXIMITY TO THE M54 WHICH PROVIDES CONNECTING ROUTES EAST-WEST BETWEEN SHREWSBURY AND BIRMINGHAM.

The property is well placed in a central location in proximity to local amenities which includes an extensive retail and leisure offer. The area benefits from excellent connectivity via road and train, with Central Birmingham being 45 minutes away via car and train.

Surrounding properties are of similar height, with 2-4 storeys above ground. The property is adjacent to Telford County Court and Justice Centre and Blue Willow Car Park, which is the main car park for Telford Shopping Centre. Wider neighbouring uses comprise a mix of commercial, industrial and retail with a breadth of local amenities nearby including pubs; restaurants; leisure centres and gyms; local supermarkets; retail stores; and recreational space. The main building is accessed off Malingsgate.

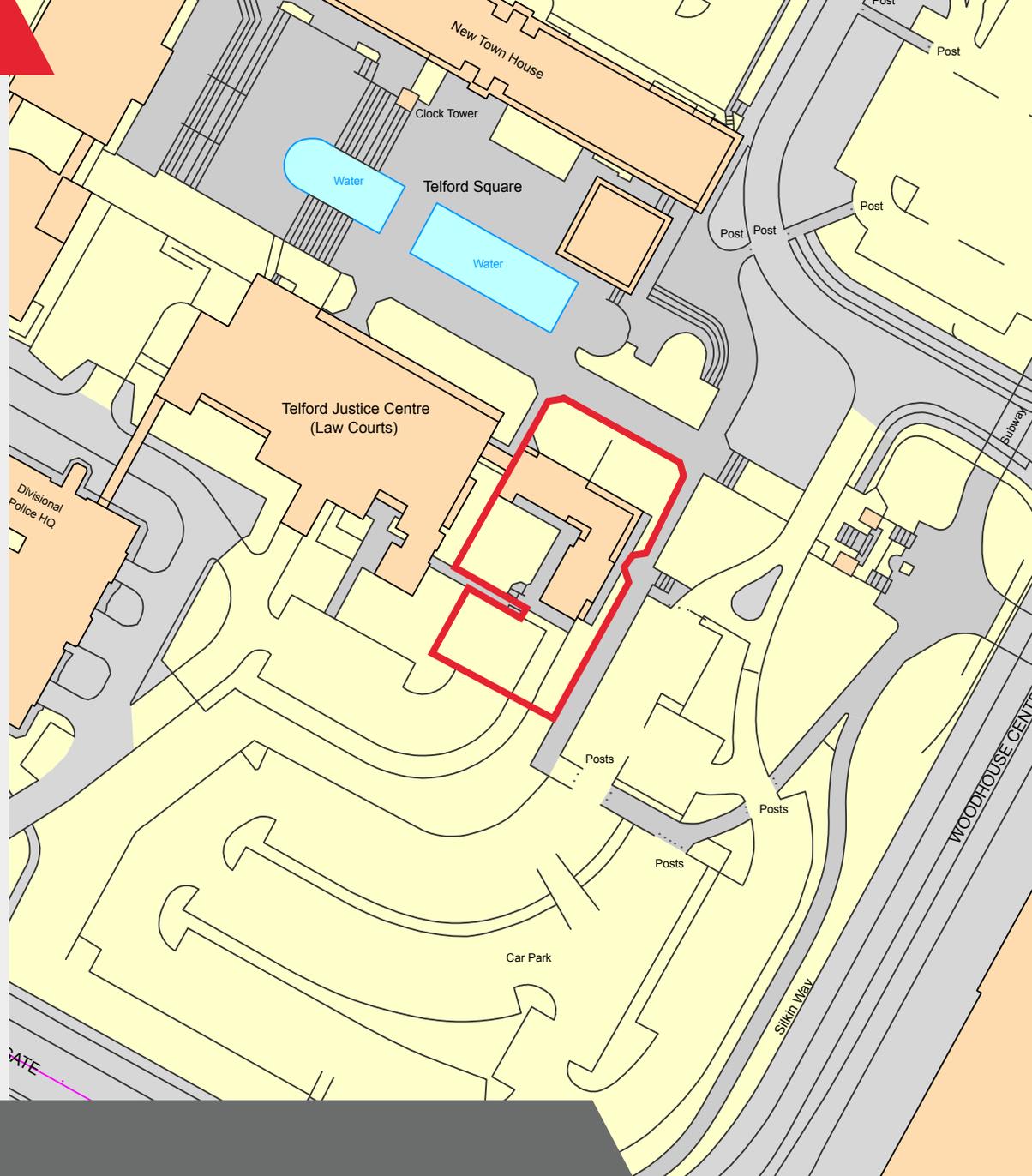


DESCRIPTION

THE SITE EXTENDS APPROXIMATELY 0.37 ACRES (1,500SQM) WITH A BUILDING NIA FLOORPLATE OF CIRCA. 536SQM OVER THREE STOREYS. THE MAIN BUILDING CAN BE ACCESSED OFF MALINGATE WHICH CONNECTS TO TELFORD TOWN CENTRE AND THE WIDER MOTORWAY NETWORK. THE VACANT LAND TOWARD THE FRONT OF THE PROPERTY IS CURRENTLY USED AS CAR PARKING AND HAS SPACE FOR APPROXIMATELY 10 CARS. THE LAND TO THE WEST OF THE PROPERTY BENEFITS FROM AN ADDITIONAL ACCESS POINT OFF HALL PARK WAY.

The property is a modern detached purpose built steel framed multi-level building built circa. 1985 with concrete floors, predominantly brick face external walls with aluminium curtain walling to the first floor level. There are brown powder coated aluminium double glazed windows throughout. There is a high level flat roof with internal rainwater pipes and external car parking with a tarmac finish at the front of the property with space for approximately 10 cars.

The property is immediately adjacent to Telford County Court and Justice Centre and in close proximity to Telford Police Station, in addition to a number of prominent retail outlets and commercial operators. Surrounding properties comprise similar height. There is an area of vacant land to the back of the property which has a number of mature trees.





The property is currently held on an unencumbered freehold basis. As far as we are aware, the title is not subject to any restrictive covenants which could offer some flexibility in terms of future proposed use although, any interested parties are recommended to make their own enquiries in this respect.

A REVIEW OF HISTORICAL PLANNING APPLICATIONS RELATED TO THE SUBJECT PROPERTY SHOW NO SIGNIFICANT PLANNING HISTORY, ASIDE FROM APPROVALS IN RELATION TO REFURBISHMENT AND RECONFIGURATION OF THE INTERNAL AND EXTERNAL SPECIFICATIONS OF THE BUILDING.

The site forms part of the Telford Town Centre Area and is referenced under policy EC5 within the Telford & Wrekin Local Plan (2011-2031). The Malinsgate area has been identified as bringing forward new retail opportunities as part of a revitalised town centre offer under Policy EC5. The property sits within the Telford Town Centre Boundary as identified in the Local Plan but sits just outside of the Primary Shopping Area.

The property is identified to be in a very low risk area for river and sea flooding and within a low risk area for surface water flooding.

The site is identified as being in a Nitrate Vulnerable Zone under the Environment Agency 2017 designations. There are no further statutory environmental designations which have been identified in relation to the property location.

There are a number of small and mature trees on the site itself and a number of trees located on neighbouring sites. It has not been possible to determine as to whether any of the trees are subject to TPOs

DATA ROOM

Information regarding the property can be provided on request. For access to the Data Room, please contact Ash McCormick, whose details are supplied below. Any documents provided should not be relied upon and instead used for information purposes only. Documents we are able to provide include;

- Title information
- Site Proforma
- Condition Survey
- EPC

TELFORD & WREKIN HAS AN ESTIMATED POPULATION OF 180,000 WHICH IS AN INCREASE OF CIRCA 13,000 PEOPLE SINCE THE 2011 CENSUS. IT IS ESTIMATED 76.2% OF THE ADULT POPULATION ARE ECONOMICALLY ACTIVE, WITH 73.2% CURRENTLY IN EMPLOYMENT, WHICH IS BELOW THE UK AVERAGE AT 78.4% AND 74.8% RESPECTIVELY.

The locality enjoys a strong presence in the manufacturing and engineering sectors and has recently been hailed as one of the fastest growing towns in the West Midlands. The town is home to over 6,250 businesses and is growing its presence in the automotive, defence and cyber security and the food and drinks sectors by developing business communities in the respective supply chains.

There are a number of commercial office spaces to let within Telford Town Centre and within 1mile of the subject property with asking rents between £8-£12psqft, with a small number of higher asking rents ranging between £20-£23psqft and one floorspace available with a lower asking rent at £7.51psqft.

The subject property is in close proximity to the main retail centre in Telford which is highlighted under Policy EC5 within the Local Plan as an area which has potential to bring forward prime retail opportunities and associated uses. Retail properties in this location range between £15-£20psqft with a number of units available centred around Market Street and Market Square which is approximately 1.5 miles from Telford Town Centre and the subject property.

Industrial units within Telford range between £4-£8psqft with prominent industrial estate locations such as Heath Mill Industrial Estate being based just under 3 miles away from the subject site.

The subject property could be seen as highly desirable due to its prominent location in the centre of Telford and being well connected to other regional centres and Birmingham. The existing building has potential to continue as a commercial office or to be converted into a retail or industrial premises, based on neighbouring uses and subject to planning.



BIDDING PROCESS

Arrangements for submitting offers will be clarified to interested parties in due course.

EPC RATING

A copy of the EPC is available in the data room.

VAT

The property is not registered for VAT.

VIEWING

Strictly by appointment through Cushman & Wakefield.

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METHOD OF SALE

Unconditional offers are sought by way of informal tender.

Bidders are asked to explicitly state their assumptions made in producing the offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2022. Design and production by RB&Co 0161 833 0555. www.richardbarber.co.uk