

**PREMIER HOUSE**  
**Hortonwood 7**  
**Telford**  
**TF1 7GP**

**TO LET**  
**(May Sell)**  
Immediately Available



0121 265 7500  
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**INDUSTRIAL WAREHOUSE  
& OFFICES**  
**58,177 sq ft (5,404.83 sq m)**

## LOCATION

Premier House is located on Hortonwood 7, approximately 500m from the junction of Hortonwood 3, one of the principal access routes in the Hortonwood Estate.

Hortonwood Industrial Estate is one of Telford's premier industrial locations, situated at the intersection of the A442 and A518, approximately 3 miles north of Junction 5 of the M54 and Telford town centre.

The M54 motorway provides easy access to Junction 10a of the M6 Motorway, approximately 15 miles to the East, which in turn connects well to the wider national road network.

## DESCRIPTION

The property comprises a self-contained detached production/distribution facility of steel portal frame construction with sheet panel cladding beneath a 3 bay pitched roof with translucent roof lights, benefiting from heating and lighting. The warehouse is split into 3 bays:

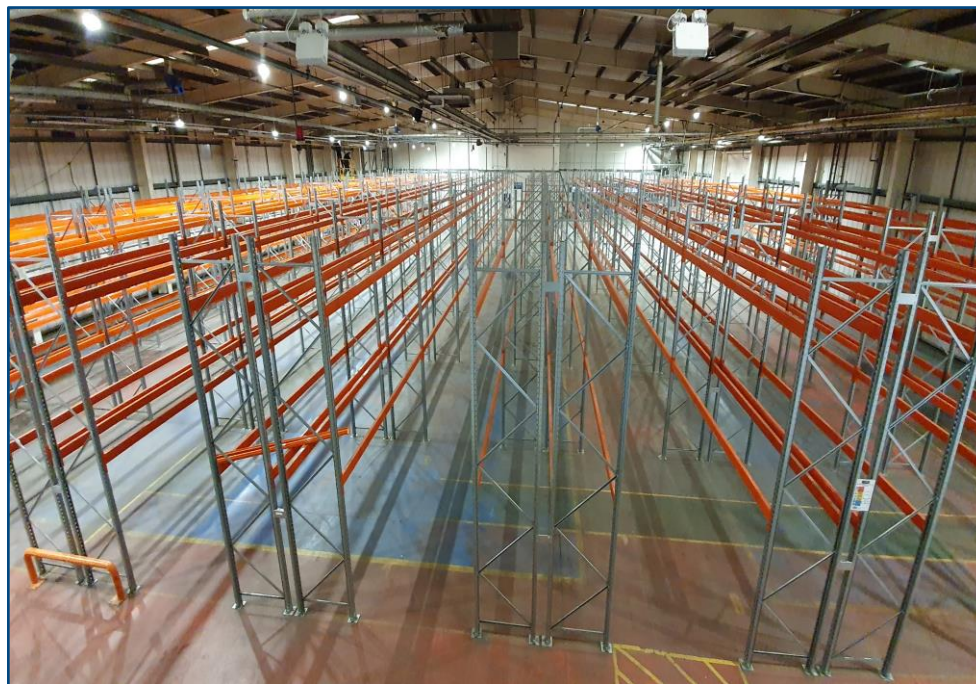
Left bay – 8.2m minimum working height, however is partially covered by a concrete mezzanine with goods lift with a 3.6m working height below. A level access door leads out to a canopied loading bay to the side elevation.

Middle bay – 5.5m minimum working height with warehouse male and female toilets and small mezzanine area to the rear end.

Right bay – 9m minimum working height with two level access loading doors access via the front yard area.

To the front of the unit is integral well presenting two storey offices with HQ style reception, canteen and male and female toilets.

Externally the site benefits from 360-degree circulation around the unit with dedicated parking to the front and electric gated entrance.



## ACCOMMODATION

USE	FT <sup>2</sup>	M <sup>2</sup>
WAREHOUSE	49,732	4,620.26
OFFICES	8,445	784.55
<b>TOTAL</b>	<b>58,177</b>	<b>5,404.83</b>
MEZZANINE	12,474	1,184.20
CANOPY LOADING AREA	2,536	235.60



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## PLANNING

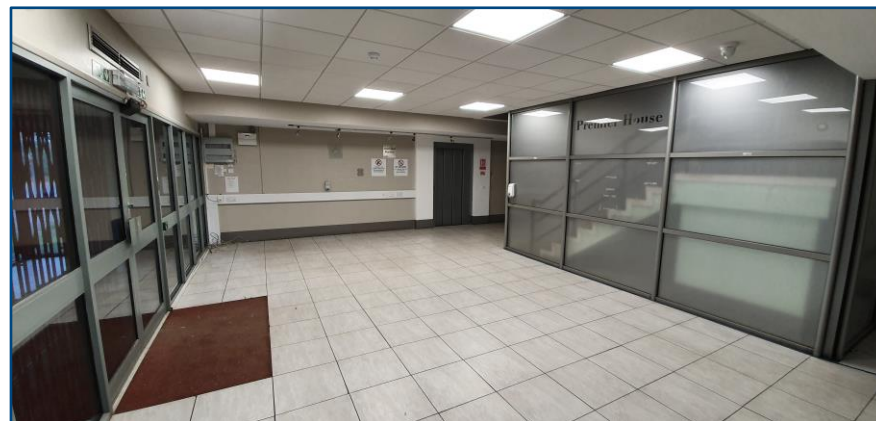
We understand that the premises have an existing consent for industrial and warehousing purposes with ancillary offices. Interested parties are however advised to make their own enquiries with Telford & Wrekin Council.

## RENT / PRICE

Rent and price on application.

## LEASE TERMS

The unit is available on a new full repairing and insuring lease for a term to be agreed.



## RATEABLE VALUE

The current rateable value (2010) is £200,000.

## VAT

This property is elected for VAT.

## LEGAL COSTS

Each party to bear their own legal and surveyor costs incurred in the transaction.

## ENERGY PERFORMANCE RATING

C-68



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## FURTHER INFORMATION

Should you require further information or wish to arrange a viewing of the property please contact:

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