



HORTONWOOD



TELFORD // SHROPSHIRE // TF1 7GN

NEW INDUSTRIAL /WAREHOUSE UNIT FOR SALE

// 17,854 sqft (1659sqM) // 1.2 ACRE SITE (0.48 Hectares)

LOCATION

Telford is an expanding new town located in the county of Shropshire with a population of approximately 170,200 people.

Telford is located approximately 33 miles North West of Birmingham, 30 miles South West of Stoke on Trent and 15 miles East of the county town of Shrewsbury. Excellent road access is provided with Junctions 4 and 5 of the M54 being close by giving access to the M6, M5 and wider network of roads.

Hortonwood is one of the main and most modern industrial parks within Telford being just off the A442 dual carriageway which links North and South Telford and onto Junction 4 of the M54 which is approximately 4 miles to the South.



SITUATION

The property is well located on the Hortonwood Industrial Estate with immediate occupiers including Makita, Craemer and Eurofilms.

Other occupiers in the wider Hortonwood Industrial Estate include BAE Systems, Denso Manufacturing, Epson (UK) Ltd, Nestle, Epwin and Heinz. The Park is also home to the Telford International Rail Freight Park built to facilitate rapid interchanging of freight between road and rail.

NEARBY OCCUPIERS INCLUDE:





HORTONWOOD 1

- A** Epson
- B** Borgers
- C** NCL Precision Engineering
- D** Eurofilms
- E** Bishof & Klein
- F** Makita
- G** Denso Manufacturing
- H** Heinz
- I** Platform Service & Repair
- J** Stairplan

DESCRIPTION

The property provides a new detached industrial / warehouse unit



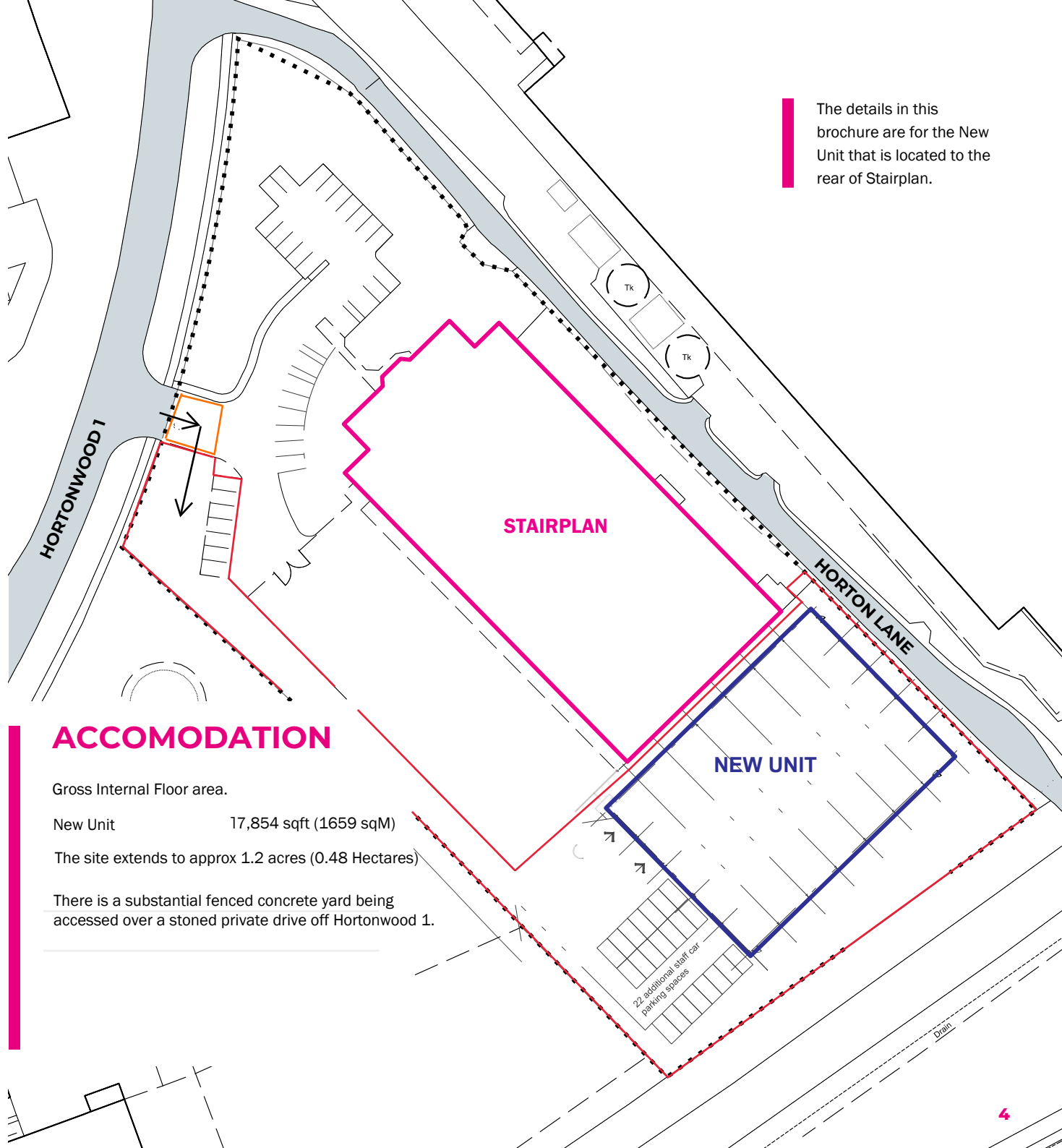
NEW BUILD

The property provides a brand new detached industrial / warehouse unit which was constructed in 2023.

The unit is open span with an internal eaves height of 7 m(23ft) to the underside of the stanchions and incorporates 2 roller shutter entrance doors and has fitted LED lighting.

There are a variety of drainage points provided for a later office fit-out.

There is a substantial concrete yard fronting the premises with the property being accessed over a stoned private driveway off Hortonwood 1.



The details in this brochure are for the New Unit that is located to the rear of Stairplan.

ACCOMODATION

Gross Internal Floor area.

New Unit 17,854 sqft (1659 sqM)

The site extends to approx 1.2 acres (0.48 Hectares)

There is a substantial fenced concrete yard being accessed over a stoned private drive off Hortonwood 1.





FURTHER INFORMATION

TENURE

Available freehold with vacant possession.

SERVICES

Mains Water and Electric (200 KVA) are provided.

PLANNING

B2 and B8 uses permitted. Interested parties should confirm with Telford and Wrekin Council on 01952 380000.

RATES

Rateable Value TBC

VIEWING

For appointment to view or for further information, contact the sole agents, Bulleys Bradbury.



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IMPORTANT INFORMATION

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