



For Sale

Freehold Warehouse Premises

- A rare freehold opportunity
- Situated approximately 4 miles from Junctions 4 & 5 of the M54 motorway
- 5.93 metres minimum eaves
- Benefits from an additional 11,278 (1,047.73 sq m) of mezzanine

Unit B, Hortonwood 37

Hortonwood, Telford, TF1 7XT

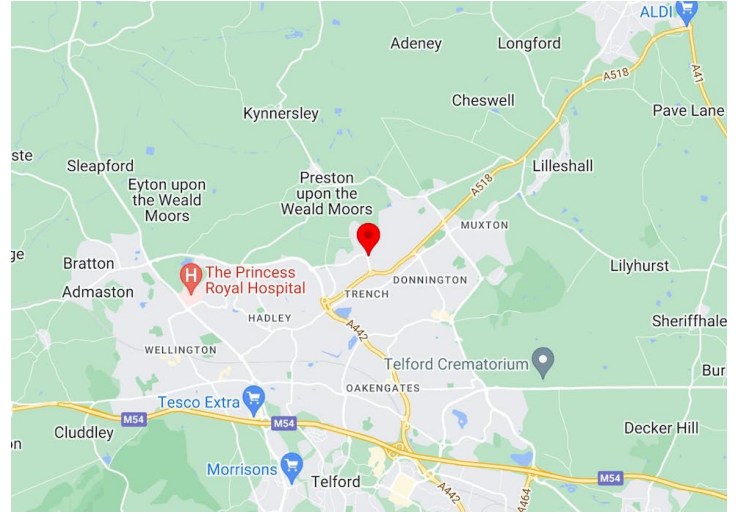
39,532 sq ft

3,672.64 sq m

Reference: #191226

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Location

Located on the established and popular Hortonwood Industrial Estate, the property has good access to Telford's main arterial roads linking to junctions 4 & 5 of the M54 motorway, which are approximately four miles to the south.

Description

The property is a steel portal frame, two-bay semi-detached warehouse with a mixture of metal profile and glazed elevations surmounted by a pitched roof, with two storey offices to the front.

The warehouse area benefits from a height to eaves of approximately 5.93 metres, a concrete floor and a combination of sodium and florescent lighting throughout. Roof lights cover approximately 15% of the roof. The warehouse benefits from one level access loading door which is accessed off the shared yard to the north. A separate parking area for 42 car parking spaces for staff is situated to the front of the site.

The two-storey office /ancillary areas benefit from the following; suspended ceiling with recessed CAT2 lighting, raised carpeted floors, gas fired central heating, comfort cooling to part, double glazing and a passenger lift.

The offices are partitioned to provide meeting rooms, lab space, kitchen, WCs and reception.

Accommodation

The accommodation comprises the following areas with an additional Mezzanine area totalling 11,278 sq ft (1,047.73 sq m).

Name	sq ft	sq m
Unit - Warehouse/Industrial	26,545	2,466.11
Ancillary - GF office & Ancillary	5,716	531.03
Ancillary - FF office & ancillary	7,272	675.59
Total	39,533	3,672.73

Planning

We understand the building has planning for Storage & Distribution (B8), however we would recommend that any interested parties seek further clarification from the Local Council planning department.

Tenure

The premises are available on a freehold basis.

Rateable Value

According to the VOA the rateable value of the property is £220,000 (2023 Rating list).

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Services

We have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working or fit for their purpose. The purchaser is advised to obtain verification from their solicitor in this instance.

Money Laundering

In Accordance with the Anti-Money Laundering Regulation 2017, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Disclaimer

The depiction of the site boundaries provided in this brochure, are intended to provide a general understanding of the property's layout. These depictions may not accurately represent the exact site boundaries, and therefore should not be solely relied upon. This disclaimer remains in effect until such time as the site boundaries have been confirmed through legal due diligence.

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