



**HADLEYPARK**

HADLEY • TELFORD • TF1 6AA

# INDUSTRIAL/WAREHOUSE UNITS TO LET

**46,035 - 696,704 sq ft** (4,277 - 64,729 sq m)



8MV POWER CONNECTION



J5 M54 - 3.5 MILES



DEDICATED ON-SITE TRADE EFFLUENT PLANT

MRE

MERCIA REAL ESTATE

## Location

Hadley Park is located 2.5 miles north west of Telford town centre, with excellent access via the A442 dual carriageway to Junction 5 of the M54 motorway, leading to the M6 motorway which is approximately 15 miles to the east and hence the national motorway network.

Telford is strategically located adjacent to the M54 motorway approximately 10 miles to the east of Shrewsbury. Wolverhampton and Birmingham are approximately 16 and 35 miles to the south east respectively.

## Telford

Telford is part of the West Midlands combined authority with Telford & Wrekin Council a progrowth Authority. Telford's central location in the country makes it an ideal location to serve a wide client base and has a workforce circa 350,000 located within 30 minutes of the town. Telford is home to around 5,000 businesses with many international companies being established in the town for over 20 years. With an expanding population and new build homes programme, Telford is recognised as having a regional and national focus for economic growth. There has been substantial investment in the area.

## Hadley Park

Hadley Park is a significant and well known 1.5 million sq ft industrial complex mostly occupied by GKN Wheels and Structures. There are four units available for occupation. Established on ground said to have been the site of the original Hadley Castle, the site has a long industrial history since the late 19th century.

## The Opportunity

The units are available to lease on a refurbished basis. Currently the refurbishment can accommodate an occupier's specific requirements.

## Unit B303

Ground Floor	sq ft	sq m
Workshop	24,930	2,316.06
Stores	17,379	1,614.57
Canteen	899	83.52
Offices	2,828	262.70
<b>Total</b>	<b>46,036</b>	<b>4,276.85</b>



## Unit B205

Ground Floor	sq ft	sq m
Warehouse	117,216	10,889.68
Stores	3,089	286.93
Offices & WCs	3,642	338.34
Offices	2,685	249.43
<b>First Floor</b>		
Offices	2,685	249.43
<b>Total</b>	<b>129,317</b>	<b>12,013.8</b>



B410

B303

B205

C205

HADLEY PARK

## Tenure

The units are available to rent on a full repairing and insuring basis on terms to be agreed.

## Rent

Further information available upon request.

## Service Charge

A service charge is payable for the general maintenance and repair of the communal areas.

## VAT

All figures are quoted exclusive of VAT which is payable at the current prevailing rate.

## Planning

The units are suitable for B2 and B8 uses. Interested parties to make their own enquiries.

## EPC ratings

<b>B205</b>	D77
<b>B303</b>	D91
<b>B410</b>	D85
<b>C205</b>	C71

## Unit B410

Ground Floor	sq ft	sq m
Assembly	160,516	14,912.39
Paint	32,481	3,017.56
Offices	6,797	631.40
Goods in	4,670	436.64
Dispatch	33,107	3,075.67
<b>Mezzanine</b>		
Works offices	5,821	540.75
<b>First Floor</b>		
Offices	6,850	636.42
Total	250,242	23,250.83



## Unit C205

Ground Floor	sq ft	sq m
Factory	215,642	20,033.80
Maintenance	14,360	1,334.12
Stores & amenity	30,424	2,826.50
Offices & amenity	7,525	699.11
Covered access	1,544	143.48
<b>First Floor</b>		
Stores	1,614	149.97
Total	271,109	25,186.98



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Sat Nav: TF1 6AA

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