



## Unit A2, Hortonwood 10, Telford Shropshire, TF1 7ES

- Traditional mid terrace industrial unit extending to 4,389 sq ft (407.7 sq m)
- Plus mezzanine floor extending to 670 sq ft (62.2 sq m)
- Incorporating single storey office/administration block to the front
- Communal car parking to the front and open storage yard to the rear

# Unit A2

## Hortonwood 10, Telford

### LOCATION

Hortonwood lies approximately two and a half miles north of Telford Town Centre, having easy access to the M54 motorway via Junctions 5 and 6. The A442 Queensway dual carriageway lies approximately one mile to the south providing access to all parts of the town, as well as to the A518, which in turn gives access to Newport approximately five miles distant.

The property itself forms part of a terrace of similar industrial buildings on Hortonwood 10.

### DESCRIPTION

The property comprises a mid terrace industrial unit, which is arranged to provide a single storey office block to the front with clear span warehouse to the rear including mezzanine level. The integral office block provides administration offices, kitchenette and WC facilities.

The unit forms part of a larger terrace, which was built in the early 1980's by the former Telford Development Corporation. Construction is based on a steel frame with a blockwork end wall to a height of 7ft (2.13m) and steel profile cladding and insulated panelling to an eaves height of 16ft (4.88m). There is similar cladding to the ridge, which has a height of 21ft (6.40m) and building is surmounted by a pitched steel portal frame roof incorporating insulated sheeting.

Access to the warehouse is via a steel up and over door, which leads to an open storage yard to the rear. There is a communal car parking facility to the front of the building.

### ACCOMMODATION

<b>Gross Internal Area</b>	<b>4,389 sq ft</b>	<b>407.7 sq m</b>
Plus Mezzanine	670 sq ft	62.2 sq m

### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

### PLANNING

We understand the property has planning permission for uses within Classes E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended). However, interested parties should make their own enquiries in this regard.



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### TENURE

Leasehold: The property is available to let based on a new lease on terms to be negotiated. Please contact the agent for further details.

### RENT

The quoting rent is £24,500 per annum exclusive.

### SERVICE CHARGE

A service charge is levied by the landlord to cover a proportion of the cost of maintenance, cleaning and lighting to the common areas of the estate.

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

### BUSINESS RATES

According to the VOA website the rateable value of the property in the 2023 rating list is £18,500 with effect from 1st April 2023.

### ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of D(100).

### VAT

All figures quoted herein, including the quoting rent, are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

The incoming tenant to be responsible for the landlord's reasonable legal costs in connection with this matter.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3244



What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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