



Bagley House, Hortonwood 8, Telford Shropshire, TF1 7GR

- Modern detached industrial premises extending to 5,000 sq ft (463 sq m)
- Integral single storey office accommodation and mezzanine storage
- Private yard/car parking for approximately 20 vehicles to the side
- Located on established industrial/business estate

Bagley House

Hortonwood 8, Telford

LOCATION

The property is situated on Hortonwood Industrial estate, one of Telford's three major industrial areas, Hortonwood being the most established. It lies approximately four miles north of Telford Town Centre via the A442 Queensway, the town's main north/south distributor road. Junctions 5 and 6 of the M54 motorway are located close by, giving access to the national motorway network.

The property itself is situated on Hortonwood 8 with nearby occupiers including Truck & Trailer Services and Chris Hardy Tyres.

DESCRIPTION

The property comprises a modern detached production warehouse incorporating single storey office accommodation and mezzanine storage. The building is of steel portal frame construction, having brick elevations with insulated steel cladding above, beneath a pitched profile sheet roof. There is a roller shutter door to the side providing vehicular access.

The property has most recently been utilised as a training facility and is currently fitted out to provide ground floor offices to the front, comprising a number of lecture/interview rooms and WC facilities, with mezzanine floor above. To the rear is the warehouse/training area, which has a minimum eaves height of approximately 18ft. It benefits from a concrete floor throughout with sodium drop lighting and wall mounted hot air blower.

Whilst the property is currently utilised for training purposes, it could easily be converted back to a production facility.

Externally, there is a tarmac surfaced yard/car park area to the side of the building providing on site car parking for approximately 20 vehicles.

ACCOMMODATION

Gross Internal Area	5,000 sq ft	463 sq m
---------------------	-------------	----------

SERVICES

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



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

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

RENT

Rent upon application.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £23,250.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

VAT

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

LEGAL COSTS

Each party to be responsible for their own 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

Ref: AGS/3318



Printcode: 2017224

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.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk