

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

INDUSTRIAL PREMISES



Unit 22, Hortonwood 33, Telford Shropshire, TF1 7EX

- Modern production warehouse with integral office accommodation
- Extending to approximately 5,268 sq ft (489.4 sq m) plus mezzanine
- Situated in a prominent commercial location on Hortonwood 33
- Includes rear service yard and on-site car parking

Tel: 01952 521000
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

Unit 22

Hortonwood 33, Telford

LOCATION

The property is located on Hortonwood Industrial Estate, approximately three miles north of the M54 motorway (Junction 5) and accessed immediately off the A442 Queensway, Telford's main north/south distributor road.

The property forms part of a modern industrial development, which offers a range of terraced warehouse units with integral offices, service yard and communal car parking areas. The development fronts onto the main estate road, giving high prominence.

DESCRIPTION

The property comprises a terraced industrial unit of steel portal frame construction with brick external cladding and upper insulated steel profile clad elevations, surmounted by a pitched, lined roof incorporating translucent panels. The separating walls between the adjoining units are concrete.

Internally, the property provides a production warehouse with a clear span working width, having a minimum eaves height of approximately 17ft and mezzanine level. Access is via a steel up-and-over door to the rear. The unit incorporates an office block to the front, together with staff kitchen and WC facilities.

Outside, there is a shared service yard to the rear of the unit suitable for car parking and open storage, with communal car parking to the front. Overflow areas are available at the rear of the estate.

ACCOMMODATION

Warehouse and offices	5,268 sq ft	489.4 sq m
Mezzanine		Not measured

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

The property currently has planning permission for uses within Class B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).



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.



TENURE

Leasehold: The property is available to rent based on a subletting or assignment of the existing lease. Full details available upon application from the letting agent.

RENT

Rent upon application.

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 - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £24,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(83).

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/3351



Printcode: 2017524

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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