



Production Warehouse Premises

Unit 4, Hortonwood 8, Telford, Shropshire, TF1 7GR

- Modern detached production warehouse extending to 6,913 sq ft (642 sq m)
- Plus substantial canopy 1,547 sq ft (144 sq m) for loading/storage
- Integral two-storey office block and mezzanine stores
- Secure yard and car parking to the front and side of building

Unit 4

Hortonwood 8, Telford

LOCATION

The property is situated on the established Hortonwood industrial estate, being one of Telford's three major industrial areas. 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, which is accessed off the Hortonwood 7 estate road. Nearby occupiers include Victoria & Albert Baths and i2r Packaging Solutions.

DESCRIPTION

The property comprises a modern detached production warehouse incorporating two-storey offices, mezzanine stores and a substantial canopy, on a secure, self-contained site including yard and car parking areas.

The building is of steel portal frame construction, having brick elevations with steel cladding above, beneath a pitched profile sheet roof. Vehicular access is provided via a roller shutter door to the side elevation.

The warehouse has a concrete floor throughout with a mixture of strip lighting and LED lighting. There is a large canopy to one side for loading/storage.

The two-storey office block is positioned to the front of the building and provides a large office on the ground floor with a small partitioned area within, store, kitchen and WC facilities. On the first floor there are two further offices, store and WC facilities.

Externally, there is a large concrete yard to the front and side providing storage space and on site car parking. There is also weighbridge. The site is fully secured by steel palisade fencing with access via an electronic sliding gate.

ACCOMMODATION

Warehouse and ground floor offices	5,888 sq ft	547 sq m
First floor offices	775 sq ft	72 sq m
Mezzanine stores	250 sq ft	23 sq m
Gross Internal Area	6,913 sq ft	642 sq m
Canopy	1,547 sq ft	144 sq m



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SERVICES (NOT CHECKED OR TESTED)

We are advised that all mains services are available or connected to the property.

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). Interested parties are advised to make their own enquiries to confirm the planning position.

TENURE & RENT

Leasehold: The property is available to let by way of an assignment or subletting of the existing lease. Rent upon application - please contact the agent for further details.

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 £33,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(79).

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.

VIEWING

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

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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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