



## Land at Crow Brook Park, Hortonwood 30/50 Telford, Shropshire, TF1 7LJ

- Temporary open storage land extending to approximately 3 ac (1.22 ha)
- Predominantly surfaced with hardcore and hardstanding with gated access
- Established industrial location on Hortonwood
- Can be taken as a whole or in parcels from 0.5 acres (0.2 ha)

# Crow Brook Park

## Hortonwood 30/50

### LOCATION

The site is located in the new town of Telford, approximately 13 miles east of Shrewsbury and 30 miles west of Birmingham. Telford is the largest town in the county of Shropshire and one of the fastest growing towns in the UK.

Hortonwood is an established industrial location in Telford, being one of the town's three main low density business parks - the other two being Stafford Park and Halesfield. Hortonwood is the most modern of the three estates and offers considerable development opportunities with larger campus site operations. It has good road links, being within easy reach of Junctions 6 and 7 of the M54 motorway, affording access to the wider West Midlands conurbation and national motorway network.

The property itself is located just off the Crow Brook roundabout on Hortonwood 30/50. The immediate surrounding area is more or less fully developed to include larger owner occupied properties and multi-let industrial developments. Nearby users include Busch (UK) Ltd and Viessmann Ltd.

### DESCRIPTION

The property comprises a rectangular shaped parcel of commercial land extending to approximately 3 acres (1.22 hectares) overall, with a return frontage onto both Hortonwood 30 and 50. It is currently accessed via Hortonwood 30.

The site is level and predominantly surfaced with hardcore/hardstanding and suitable for open storage. It is securely fenced and gated to one side and bounded by a hedge and tree-line to the other side.

### ACCOMMODATION

Parcels of land available from 0.5 acres (0.2 hectares) up to 3 acres (1.22 hectares).

### SERVICES

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

### PLANNING

We understand that the site has planning permission for its existing industrial storage use. However, interested parties are advised to make their own enquiries with the Local Planning Authority.



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### TENURE

Leasehold: The property is available to lease on a temporary basis. It can be taken as a whole or in plots, with a minimum size of 0.5 acres.

### RENT

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 property is yet to be assessed for business rates.

### ENERGY PERFORMANCE CERTIFICATE

Not applicable.

### 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: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

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

Ref: BNF/2482



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