



Direct House, Hortonwood 7, Telford Shropshire, TF1 7GP

- Detached industrial unit of 7,348 sq ft (682 sq m) on site of 1.08 ac (0.44 ha)
- Integral two-storey office accommodation and WC facilities
- Secure compound, on site car parking and enclosed open storage area
- Prominent location on popular industrial estate in Telford

Direct House

Hortonwood 7, Telford

LOCATION

Hortonwood is located approximately two and a half miles north of Telford Town Centre, with easy access to Junctions 5 & 6 of the M54 motorway. The A442 Queensway dual carriageway lies approximately one mile to the south providing access to all parts of the town, and the A518 gives access to Newport approximately five miles to the northeast.

The property itself enjoys a prominent position fronting onto Hortonwood 7. It adjoins a terrace of industrial units to the east with occupiers including Telford Plumbase and BEW Electrical Distributors and opposite is Swancote Foods and Baker Bellfield.

DESCRIPTION

The property comprises a modern detached industrial premises of steel frame construction with blockwork and external cavity brickwork walls surmounted by an insulated steel profile clad roof interspersed with Perspex translucent roof lights.

The unit provides a warehouse with workshop area and integral ground and first floor offices and WC facilities. The main warehouse has an eaves height of just over 18ft and benefits from two electrically operated roller shutters and two up-and-over doors, also electrically operated. The workshop area has a further roller shutter access.

Externally, there is a tarmac customer/staff car parking area to the front of unit, together with a secure, surfaced compound with gated access. To the rear of the unit is an open hardcored area, which is enclosed by a palisade fence.

ACCOMMODATION

Unit	7,348 sq ft	682 sq m
Site Area	1.08 ac	0.44 ha

SERVICES

We understand that mains electricity, water and drainage are connected to the property. There is gas pipework within the building, but no meter. 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 Class B1, B2 and 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 let based on a new FRI 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 - Tel: 01952 380000.

BUSINESS RATES

According to the VOA website, the rateable value of the property in the 2017 rating list is £32,300. However, this is currently made up of three separate assessments and the property will need to be re-rated under a single assessment.

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 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/1512



Printcode: 2019123

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