



Unit A, Lodge Park, Hortonwood 30 Telford, Shropshire, TF1 7ET

- Modern, detached production warehouse with minimum eaves height of 6m
- GIA of 5,890 sq ft (547.2 sq m) plus mezzanine of 1,151 sq ft (107.0 sq m)
- Integral two-storey office accommodation built to high specification
- Loading area and on site car parking for 18 vehicles

Unit A, Lodge Park Hortonwood 30, Telford

LOCATION

Hortonwood Industrial Estate lies approximately 2.5 miles north of Telford Town Centre and enjoys easy access to the M54 motorway via Junctions 5 and 6. The A442 Queensway dual carriageway is approximately 1 mile to the south of the property, providing access to all parts of the town and to the A518, which in turn gives access to Newport approximately 5 miles distant.

The subject property occupies a prominent position on Hortonwood 30.

DESCRIPTION

The property comprises a substantial detached commercial building providing a modern production warehouse facility with integral two-storey office accommodation to the front, together with loading area and on site car parking.

The building was built in 2004, the main construction being based on a steel portal frame with cladded blockwork walls and an external brick skin. The rear warehouse has roller shutter access.

The warehouse offers production and workshop space, having a minimum eaves height of approximately 6m. It benefits from LED lighting throughout and gas warm air blowers. There is also a steel framed mezzanine floor in the workshop area.

The offices are accessed via a pedestrian entrance just off the front car park. On the ground floor there is a general office, fully fitted kitchenette, and gent's WC's. At first floor level there are two general offices, a meeting room and ladies WC's. The offices are built to a modern specification incorporating suspended ceilings, lighting and perimeter trunking. The accommodation also benefits from gas central heating throughout and an air conditioning system.

Externally, to the front of the building is a landscaped area and surfaced car park, with additional car parking to the rear. In total there are approximately 18 car parking spaces.

ACCOMMODATION

Production warehouse	3,652 sq ft	339.0 sq m
Ground floor offices	1,119 sq ft	104.1 sq m
First floor offices	1,119 sq ft	104.1 sq m
Total Gross Internal Area	5890 sq ft	547.2 sq m
Plus mezzanine	1,151 sq ft	107.0 sq m



PLANNING

We understand the property has planning permission for uses within Class B1 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 full repairing and insuring lease on terms to be agreed.

RENT

The quoting rent is £40,000 per annum exclusive.

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.

SERVICE CHARGE

There is a service charge in place for the maintenance of the common areas. Details available upon request from the letting agent.

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 £30,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(92).

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:

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3568



Printcode: 2020128

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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