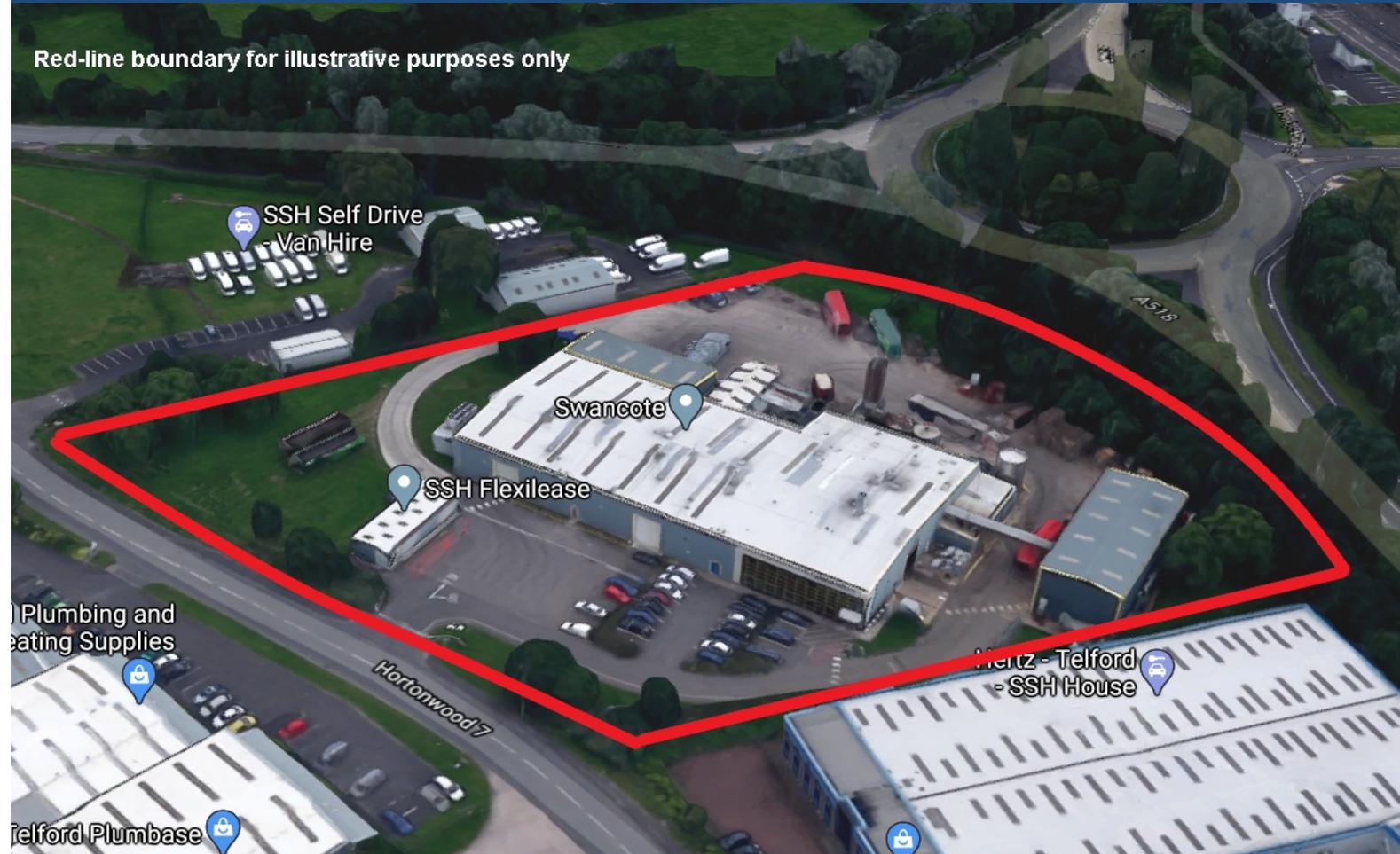


Red-line boundary for illustrative purposes only



Warehouse Premises, Hortonwood 7 Telford, Shropshire, TF1 7GP

- Modern industrial premises with integral two-storey office accommodation
- May be sub-divided from 28,000 to 35,727 sq ft (2,601 to 3,319 sq m)
- On site car parking and yard/open storage areas
- Substantial power supply with 2 x 500 KVA transformers on site
- Low site coverage on total area of 3.36 ac (1.38 ha)
- Redevelopment potential subject to planning permission.

Warehouse Premises

Hortonwood 7, Telford

LOCATION

Hortonwood is located approximately 2.5 miles north of Telford Town Centre, with easy access to Junctions 5 and 6 of the M54 motorway. The A442 Queensway dual carriageway lies approximately 1 mile to the south providing access to all parts of the town and the A518 gives access to Newport approximately 5 miles to the northeast.

The property itself enjoys a prominent position fronting onto Hortonwood 7. It is located in close proximity to a number of trade counter occupiers including Telford Plumbase and BEW Electrical Distributors, and is adjacent to Hertz Car Rental and Baker Bellfield.

DESCRIPTION

The property comprises a substantial manufacturing/production facility on a self-contained site of circa 3.36 acres (1.36 hectares), which was purpose built in 1989 and subsequently extended, providing warehouse and storage accommodation with integral two-storey offices.

The main warehouse has an internal eaves height of approximately 21ft and a reinforced concrete floor, with two vehicular access doors to the front.

The two-storey office accommodation is located adjacent to the front part-glazed elevation of the building and provides a reception area, canteen and WC facilities on the ground floor, together with open plan office areas, kitchen and further WC facilities on the first floor.

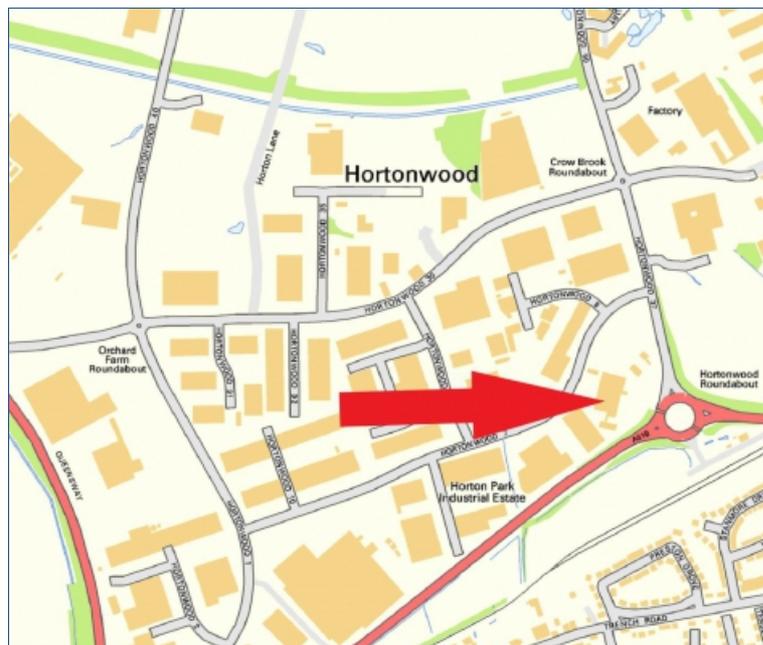
In addition, there is a detached store to the front of the site with roller shutter access and single storey extensions to the rear. To the side is a further detached storage building, which has an eaves height clearance of 26ft.

Outside, to the front of the site is a car park with a capacity for approximately 40 vehicles, complemented by an open storage and unloading area. To the rear there is an extensive concreted area, which can also be utilised for open storage purposes or overflow car parking.

ACCOMMODATION

Main warehouse, incl. two-storey offices	30,891 sq ft	2,870 sq m
Front storage unit	1,543 sq ft	143 sq m
Rear store	3,293 sq ft	306 sq m
Total Gross Internal Area	35,727 sq ft	3,319 sq m

The site may be sub-divided from 28,000 sq ft (2,601 sq m). Please contact the agents for further details.



Consumer Protection From Unfair Trading Regulations 2008: 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.



SERVICES

We understand that all mains services are available or connected to the property, including the benefit of 2 x 500 KVA transformers. However, 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, B8 of the Town & Country Planning Act 1987 (Use Class Order 2005). The property does have a low site coverage with redevelopment potential, subject to the necessary planning consent.

TENURE

Leasehold: The property is available to rent based on a new full repairing and insuring lease on terms to be agreed. Alternatively, the landlord may consider a freehold disposal with vacant possession.

RENT

Rent (Price) upon application.

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 £99,500.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and we are currently awaiting details.

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/3591



Printcode: 2020518

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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