



## Production Warehouse and Premises

### Bagley House, Hortonwood 8, Telford, TF1 7GR

- Modern industrial unit with integral single storey offices 5,080 sq ft (472 sq m)
- Plus mezzanine storage extending to 1,859 sq ft (173 sq m)
- Secure enclosed yard and car parking for approx 20 vehicles
- Located on established industrial/business estate in Telford

# Bagley House

## Hortonwood 8, Telford

### LOCATION

The property is situated on Hortonwood Industrial estate, one of Telford's three major industrial areas, Hortonwood being the most established. 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 with nearby occupiers including Hartman Furniture.

### DESCRIPTION

The property comprises a modern detached production warehouse unit incorporating single storey office accommodation and mezzanine storage, complete with enclosed yard and car parking.

The building is of steel portal frame construction, having brick elevations with insulated steel cladding above, beneath a pitched profile sheet roof. There is a roller shutter door to the side providing vehicular access.

The property is currently arranged to provide ground floor offices and WC facilities to the front with a mezzanine floor above, and the warehouse to the rear. The warehouse has a minimum eaves height of approximately 18ft and benefits from a concrete floor throughout with sodium drop lighting and wall mounted hot air blower.

Externally, there is an enclosed surfaced yard/car park area to the side of the building with gated access providing on site car parking for approximately 20 vehicles.

### ACCOMMODATION

Gross Internal Area	5,080 sq ft	472 sq m
Plus Mezzanine Storage	1,859 sq ft	173 sq m

### SERVICES

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

### LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA  
Tel: 01952 380000



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### PLANNING

We understand the property has planning permission for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own enquiries with the Local Planning Authority.

### TENURE

Leasehold. The property is available to let based on a new lease on terms to be agreed.

### RENT

The quoting rent is £35,000 per annum exclusive

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £29,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of E(120).

### 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](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3318



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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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