



Industrial Yard at Hadley Park Works Hadley, Telford, Shropshire, TF1 6AA

- Level concrete yard space available from 1.0 to 8.0 acres (0.4 to 3.2 hectares)
- Suitable for general open storage uses
- Established industrial location with gated access to the estate
- 24-hour manned security
- Can be taken as a whole or smaller yard areas

Yard at Hadley Park

Hadley, Telford

LOCATION

Hadley Park is located approximately 2.5 miles northwest of Telford Town Centre, with excellent access via the A442 dual carriageway to Junction 5 of the M54 motorway, which is approximately 15 miles to the east and gives access to the national motorway network.

Telford is strategically located adjacent to the M54 motorway approximately 10 miles to the east of the county town of Shrewsbury. Wolverhampton and Birmingham are approximately 16 and 35 miles to the south respectively.

The property itself forms part of the former Hadley Castle works, an established industrial complex predominantly occupied by GKN Wheels and Structures, which is currently being redeveloped as 'Hadley Park' and offers a number of refurbished units and yards to let. Recent occupiers include Elements Europe.

DESCRIPTION

The property comprises a substantial open storage yard on the site of the former industrial facility known as C205 at Hadley Park, which has now been demolished.

The site offers a level concrete yard suitable for general storage uses, which benefits from an established industrial location with secure access via a communal gate for the estate and 24-hour manned security.

ACCOMMODATION

Yard areas available from	1.0 ac to 8.0 ac	0.4 ha to 3.2 ha
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SERVICES

Interested parties should make their own enquiries in respect of the services available to the site.

PLANNING

We understand the site has planning permission for B8 Storage or Distribution use under the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties are advised to make their own enquiries with the Local Planning Authority.

LOCAL AUTHORITY

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



TENURE

Leasehold: The site is available to let as a whole or can be split to provide smaller yard areas as per requirements. A new lease will be offered on terms to be agreed.

RENT

Rent upon application.

SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of the communal areas. Further details upon request.

BUSINESS RATES

Interested parties should make their own enquiries with the Local Rating Authority.

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

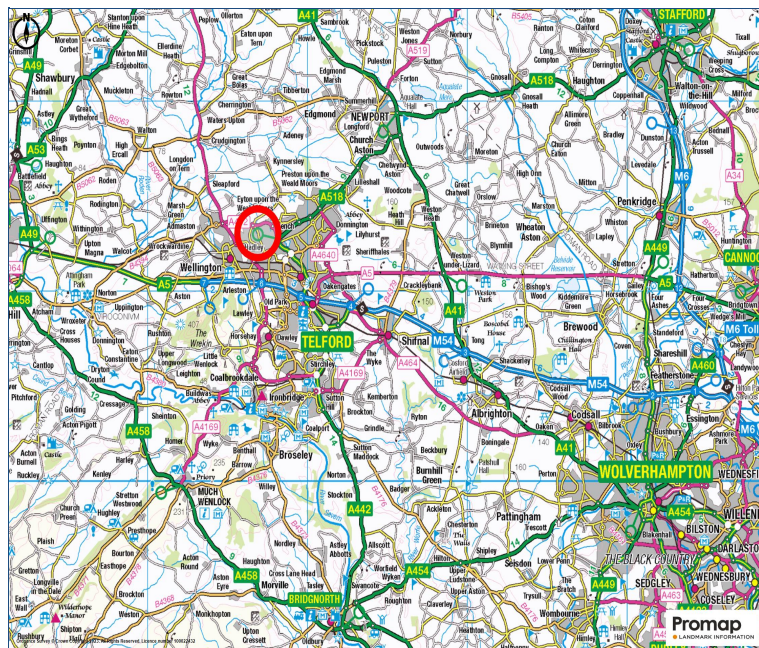
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