

ANDREW DIXON
& COMPANY

FOR SALE (MAY LET)

Chartered Surveyors &
Commercial Property Consultants

INDUSTRIAL FACILITY



Unit B410, Telford Logistics & Technology Park **Hadley Park East, Telford, Shropshire, TF1 6AA**

- Detached high bay warehouse facility extending to 250,242 sq ft (23,248 sq m)
- Suitable for general storage and manufacturing uses
- Generous yard space and on-site car parking
- Secure and established industrial estate with 24/7 on-site gatehouse security
- Further open storage space up to 8 ac (3.24 ha) also available on-site.
- Flexible lease terms available

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Unit B410, Telford Logistics & Tech. Park

LOCATION

Unit B410 is located at the heart of Telford Logistic & Technology Park on Hadley Park East in Telford, in close proximity to surrounding industrial and defence businesses.

The business park lies 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. The M6 motorway is approximately 15 miles to the east, providing direct links to the national motorway network.

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

DESCRIPTION

The property comprises a substantial detached industrial facility, which provides steel framed, high bay warehousing and manufacturing space complemented by integral two-storey office accommodation, complete with good sized yard space and demised car parking.

The unit also benefits from a generous eaves height, as well as ground and dock level loading facilities, offering excellent storage and distribution capabilities. Its strategic location with easy access to major transport links would support a range of industrial and logistics operations.

The estate also has the benefit of 24/7 gatehouse security and EV chargers.

ACCOMMODATION

Gross Internal Area	250,242 sq ft	23,248 sq m
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OPEN STORAGEEE

Additional open storage space of between 1 to 8 acres (0.41 to 3.24 hectares) is also available on the estate. Please contact the agent for further details.

SERVICES

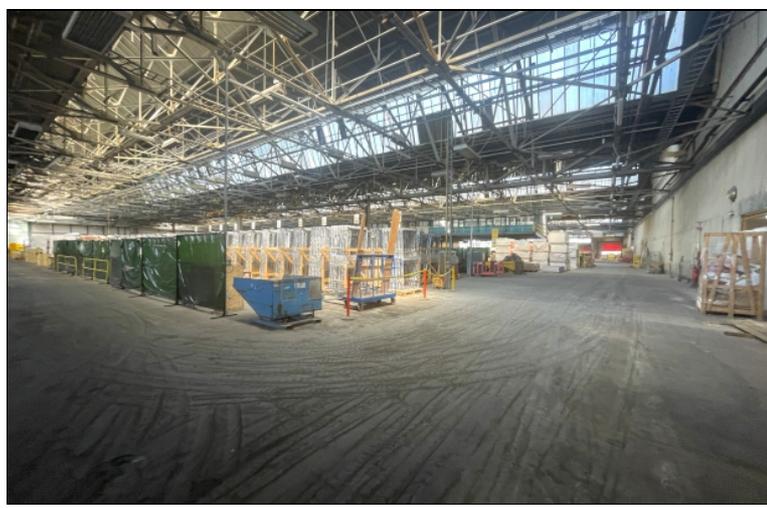
We understand all mains services are available or connected to the site. It should be noted, however, that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for Class B2 and B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended).



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.



TENURE

The property is available to purchase freehold with vacant possession. Alternatively, the vendor may consider granting a new full repairing and insuring lease on terms to be agreed.

PRICE

Price upon application.

SERVICE CHARGE

A service charge is payable for the general maintenance and repair of the communal areas of the estate.

LOCAL AUTHORITY

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

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D-85.

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/3777

Joint Agent: Box4 Real Estate

Contact: Ed Kennerley

Direct Line: 0121 769 0444 Mobile: 07972 187 779

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Printcode: 2025819

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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SITE PLAN

