



Unit 2b Rowan House, Hortonwood 33 Telford, Shropshire, TF1 7EX

- Refurbished industrial space extending to 5,500 sq ft (510.92 sq m)
- Open plan warehouse with integral single storey office accommodation
- External yard and car parking to the front
- Located on an established industrial estate

Unit 2b Rowan House

Hortonwood 33, Telford

LOCATION

The property is located on Hortonwood Industrial Estate, approximately 3 miles north of the M54 motorway (Junction 5) and accessed immediately off the A442 Queensway, Telford's main north/south distributor road.

Rowan House and premises occupy a self-contained site on Hortonwood 33. Surrounding occupiers include Makita, Epsom, Wolseley Plumb Centre and Pochin Plumbers Merchants.

DESCRIPTION

The property comprises a steel portal frame industrial unit forming part of Rowan House. It is positioned to the rear of the site.

Unit 2 has recently been refurbished to include a new roof. It is currently arranged to provide two adjoining units known as Unit 2a and Unit 2b, offering open plan warehouse space with integral single storey office accommodation and roller shutter doors to the front elevation.

Unit 2b is currently available.

Externally, there is a large shared yard and car parking area to the front of the building.

ACCOMMODATION

Unit 2b	5,500 sq ft	510.92 sq m
---------	-------------	-------------

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.

TENURE

Leasehold: Unit 2b is available to let based on a new full repairing and insuring lease on terms to be agreed.

RENT

The asking rent for Unit 2b is £40,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E106.

BUSINESS RATES

To be assessed.



PLANNING

We assume the property currently has planning permission for Class B2 & B8 of use of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties are advised to make their own enquiries.

SERVICE CHARGE

A service charge will be levied by the landlord to cover the costs of the maintenance and upkeep of the common areas of the estate. Further details are available from the letting agent.

LOCAL AUTHORITY

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

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/4017



Printcode: 20251010

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.

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.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk