



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

- Refurbished industrial space from 5,500 - 11,000 sq ft (510.92 - 1,021.84 sq m)
- Can be taken as a whole or as two separate units
- External yard and car parking to the front
- Located on an established industrial estate

Unit 2 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 provides open plan warehouse space with integral single storey office accommodation. The warehouse benefits from three roller shutter doors to the front elevation.

Unit 2 is available as a whole, or can be split to provide two smaller units (Unit 2a and Unit 2b).

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

ACCOMMODATION

Unit 2a	5,500 sq ft	510.92 sq m
Unit 2b	5,500 sq ft	510.92 sq m
Total Area	11,000 sq ft	1,021.84 sq m

TENURE

Leasehold: Unit 2 is available to let, either as a whole or as two separate units, based on a new full repairing and insuring lease on terms to be agreed.

RENT

The asking rent for Unit 2 as a whole is £80,000 per annum exclusive.

If taken separately, the rent for Units 2a and 2b is £40,000 per annum exclusive per unit.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E106.

BUSINESS RATES

To be assessed.



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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.

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

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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.

ANDREW DIXON
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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