



Storage Bay at Hortonwood 30

Telford, Shropshire, TF1 7YE

- Self-contained warehouse bay extending to 13,886 sq ft (1,290 sq m)
- Two-storey office block and WC facilities 1,242 sq ft (115 sq m) also available
- Car parking for 16 vehicles and secure concrete loading yard
- Short term flexible storage considered

Storage Bay

Hortonwood 30, Telford

LOCATION

Telford is located 10 miles east of Shrewsbury, 17 miles northeast of Wolverhampton and 34 miles northwest of Birmingham. It has excellent motorway communications, being easily accessed from Junction 6 of the M54 motorway, which in turn connects with Junction 10a of the M6 15 miles to the east and Junction T8 of the M6 toll road 17 miles to the northeast.

The property itself is situated on Hortonwood, one of Telford's principal industrial areas, which lies to the north of Telford Town Centre. Junction 5 of the M54 is approximately 5.5 miles distant, accessed via the Queensway dual carriageway.

Other occupiers in the immediate vicinity include Schwalbe, Hager, Borgers, AMC Logistics, and Swancote Foods.

DESCRIPTION

The property comprises a self-contained warehouse/storage facility on a secure site. The warehouse can be complemented by the addition of offices, if required, and short term flexible storage will also be considered.

The available accommodation forms part of a larger detached industrial building, which was originally built in the late 1980's as a three bay warehouse and extended with the addition of a fourth bay in the early 1990's. The latter is now surplus to current requirements.

The warehouse is of steel portal frame construction with blockwork walls to a height of approximately 8ft with profile metal sheet cladding above, and an eaves height of 5.3m to the underside of the haunch. The roof is similarly clad with profile metal sheet cladding incorporating translucent roof panels. The unit benefits from a solid concrete floor, sodium lighting and gas warm air heating.

There is a two-storey office section to the front of the property providing additional office space and WC facilities as required.

Outside, there is a tarmac car parking area to the front and side of the building, with 16 spaces to the side allocated to the storage warehouse. There is a good sized concrete loading yard to the rear, which is protected by a security barrier.

ACCOMMODATION

Warehouse	13,886 sq ft	1,290 sq m
Office area incl WC's if required	1,242 sq ft	115 sq m



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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 understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

Leasehold: The property is available to let by way of a new sublease. Please contact the agent for further details.

RENT

Rent upon application.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

BUSINESS RATES

Please contact the agent for further details.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(75).

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

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Ref: AGS/2399



Printcode: 2020918

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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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