



## **Eurofilms Offices, Horton Park Industrial Estate, Hortonwood 7, Telford, Shropshire, TF1 7XY**

- Self-contained first floor offices extending to 1,857 sq ft (172.52 sq m)
- Accommodation includes kitchenette, WC facilities and ground floor reception
- Generous car parking provision available on site
- Within easy reach of the A518, A442 and M54 motorway

# Eurofilms Offices

## Hortonwood 7, Telford

### LOCATION

The property is located on the popular Horton Park Industrial Estate at Hortonwood. Hortonwood is one of Telford's three major industrial areas and lies approximately 4 miles north of Telford Town Centre via the A442 Queensway, the town's main north/south distributor road. Junctions 5 and 6 of the M54 motorway are close by, giving access to the national motorway network.

The A518 is easily accessible from Hortonwood, providing good road access to Newport and the A41 to the northeast.

### DESCRIPTION

The property comprises first floor office accommodation within a larger industrial building. The offices are self-contained, having an independent access and reception area on the ground floor. They provide a light and airy environment with large surrounding windows and a pleasant outlook.

Internally the accommodation is arranged to provide partitioned offices, together with a general office/meeting room, kitchenette and WC facilities. The current layout could easily be adapted to suit individual requirements, such as creating a single open plan office with separate facilities.

The offices benefit from suspended ceilings incorporating fluorescent lighting, gas central heating, air conditioning and communication ports throughout.

Outside, the property enjoys a generous car parking allocation in the shared car park to the front of the building.

### ACCOMMODATION

Office 1	187 sq ft	17.37
Office 2	469 sq ft	43.57
Office 3	280 sq ft	26.01
Office 4	215 sq ft	19.97
Kitchenette		
Meeting room/general office		
<b>Total Gross Internal Area</b>	<b>1,857 sq ft</b>	<b>172.52 sq m</b>

\*IPMS 3 - office measurements can be made available by request



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### SERVICES (NOT CHECKED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries in this regard.

### PLANNING

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

### TENURE

Leasehold: The property is available to let based on a new sublease - please contact the agent for further details.

### RENT

Rent based on £7.00 per square foot per annum.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website the property currently forms part of a larger assessment in the 2017 rating list and will need to be re-assessed.

### ENERGY PERFORMANCE CERTIFICATE

To be advised.

### 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: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk)

Ref: BNF/3300



Printcode: 2017119

### 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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[www.andrew-dixon.co.uk](http://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](mailto:enquiries@andrew-dixon.co.uk)