

# HORTONWOOD 33

TELFORD | TF1 7EX

## Trade/Industrial Units

To Let Fully Refurbished

2,500 sq ft - 20,000 sq ft  
(232 - 1,858 sq m)



 Established industrial location  Telford Town Centre - 4.5 miles  Service yards and onsite parking

# Fully refurbished industrial/warehouse units in a popular industrial location

## Location

Hortonwood is one of the main industrial parks within Telford with easy access just off the A442 dual carriageway linking north and south Telford.

Telford is strategically located adjacent to the M54 motorway, approximately 10 miles to the east of Shrewsbury. Wolverhampton and Birmingham are approximately 16 and 35 miles to the south east respectively with easy access onto the M6 motorway, approximately 15 miles away.

Hortonwood 33 is well located on the Hortonwood Industrial Estate approximately 4.5 miles to the north of Telford town centre.

## Description

Hortonwood 33 comprises a range of terraced industrial/warehouse units incorporating offices and service yards.

- Steel portal frame construction
- Brick and blockwork elevations
- Electric roller shutter entrance doors
- LED lighting to warehouse
- Internal eaves heights (to underside of stanchions) 4.65m  
Max eaves height 6.65m
- Refurbished offices with LED lighting
- Service yards to the rear
- Communal parking directly to the front





### Availability

See attached schedule for current availability.

### Rent

Rent upon application.

### Lease

The units are available by way of a new full repairing and insuring lease on a term to be agreed.

### Services

We understand that all mains services are provided. Services to each specific unit requires verification.

### Planning

Interested parties are advised to make their own enquiries with Telford & Wrekin Council on 01952 380000.

### Rates

See attached schedule.

### Service Charge

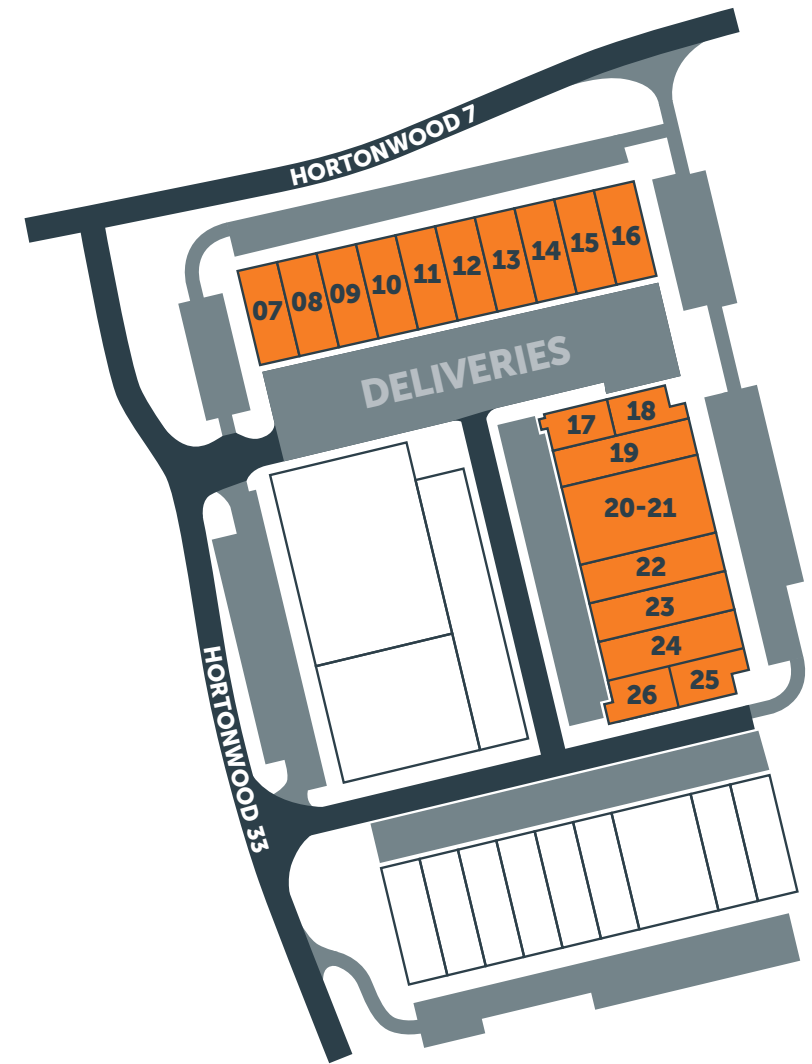
A service charge is levied to cover communal costs and services. Contact the agents for full details.

### EPC

See attached schedule for EPC ratings.

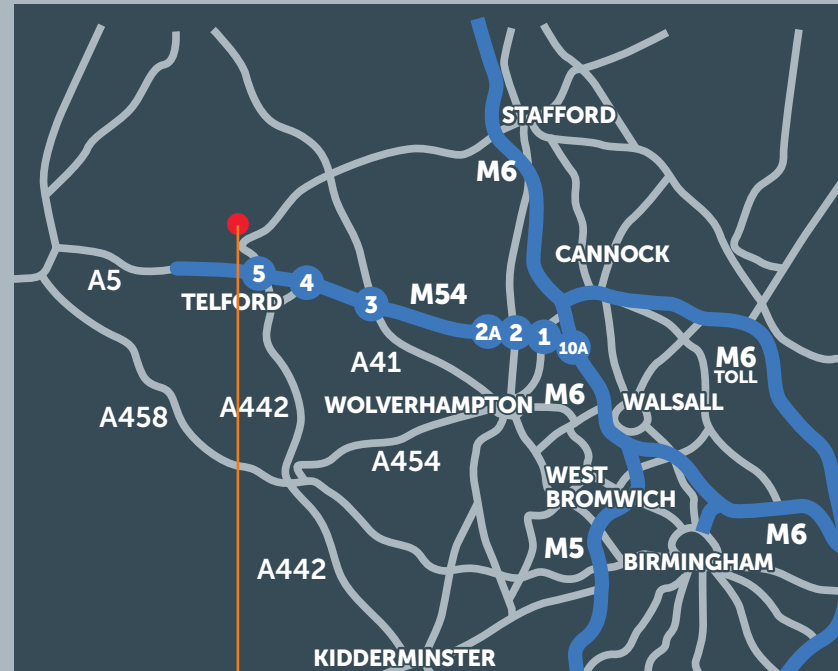
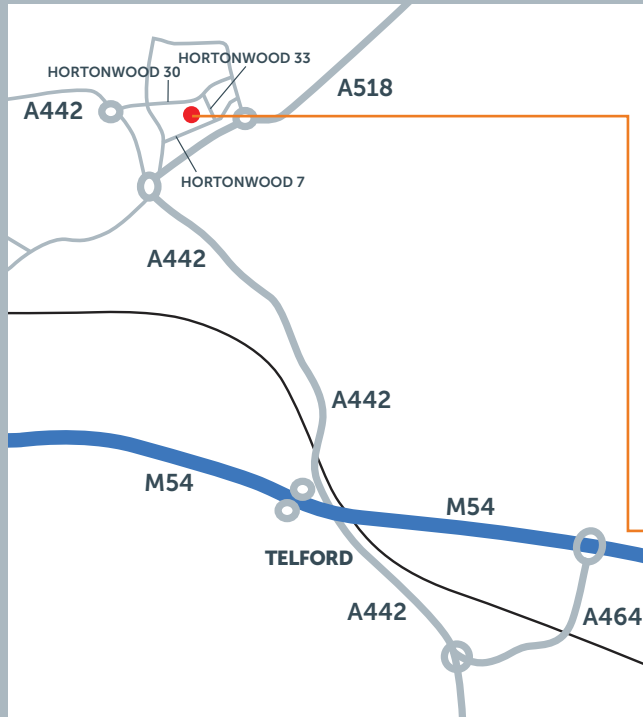
### VAT

All figures are quoted exclusive of VAT which may be payable at the current prevailing rate.



Only 4.5 miles  
from  
Junction 5,  
M54

Sat Nav: TF1 7EX



**HORTONWOOD 33**  
TEL FORD TF1 7EX



## Workforce/Opportunity

Telford is part of the West Midlands combined authority with Telford & Wrekin Council a pro-growth Authority. Telford's central location in the country makes it an ideal location to serve a wide client base and has a workforce circa 350,000 located within 30 minutes of the town. Telford is home to around 5,000 businesses with many international companies being established in the town for over 20 years. With an expanding population and new build homes programme, Telford is recognised as having a regional and national focus for economic growth. There has been substantial investment in the area with the £250million Telford Town Centre redevelopment which is ongoing, a new £83million MOD fulfilment centre and the £1billion Jaguar Land Rover Engine Manufacturing Centre at J2M54 to provide a 2 million sq ft facility.

On behalf of:

**PALOMA**  
CAPITAL

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## Viewing

For an appointment to view or for further information contact the joint agents:

**ANDREW DIXON  
& COMPANY**

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To Let Fully Refurbished

2,500 sq ft - 20,000 sq ft  
(232 - 1,858 sq m)

Unit	Sqft	Sqm	Quoting Rent pax
26	2,386	222	£19,100 p.a

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[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

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