



Unit A, Horton Enterprise Park

Hortonwood 50, Telford, Shropshire, TF1 7GZ

- Modern warehouse unit extending to approximately 4,723 s ft (438.77 sq m)
- Including integral two-storey office accommodation fitted to high specification
- On site car parking for 8 vehicles
- Established industrial location on Hortonwood Industrial Estate

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Unit A, Horton Ent Pk

Hortonwood 50, Telford

LOCATION

The unit is located on Horton Enterprise Park adjacent to the Horton Court scheme on Hortonwood Industrial Estate.

Hortonwood lies approximately four miles north of Telford Town Centre via the A442 Queensway, Telford's main north/south distributor road. Junctions 5 and 6 of the M54 motorway are close by, giving access to the wider motorway network.

DESCRIPTION

The property was completed in late 1999 and comprises a detached warehouse with integral two-storey office accommodation. The building is of steel portal frame construction with an eaves height of approximately 21ft 4ins (6.5m).

The warehouse provides open plan workshop space with sodium lighting units and roller shutter access. There is a loading/unloading door to the front.

The integral two-storey office block is positioned to the front of the building and is arranged to provide a reception/office, kitchen and ladies and gents WC facilities on the ground floor and a meeting room and further office on the first floor.

The offices have been fired out to a high standard and benefit from suspended ceilings, fluorescent lighting and carpeted floors throughout.

Outside, there are 8 private car parking spaces attached to the property within the tarmacadam car parking area to the front/side of the building.

ACCOMMODATION

Ground floor warehouse and offices	3,840 sq ft	356.74 sq m
First floor offices	883 sq ft	82.03 sq m
Gross Internal Area	4,723 sq ft	438.77 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.

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).



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TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

RENT

The quoting rent is £28,000 per annum exclusive.

SERVICE CHARGE

Please contact the agent for further details.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £25,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(99).

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.

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/1351



Printcode: 20201026

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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& COMPANY

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