



Premises at Unit A7, Hortonwood 10 Telford, Shropshire, TF1 7ES

- Traditional end terraced industrial unit extending to 4,324 sq ft (401.66 sq m)
- Includes single storey administrative office block and WC facilities
- Communal car park directly to the front of the unit
- Secure/fenced storage yard to the rear
- Asking price £280,000 for long leasehold interest

Unit A7

Hortonwood 10, Telford

LOCATION

Hortonwood industrial estate is located approximately 2.5 miles north of Telford Town Centre and enjoys easy access to the M54 motorway via Junctions 5 and 6.

The A442 Queensway dual carriageway is approximately 1 mile to the south of the property, providing access to all parts of the town and to the A518, which in turn gives access to Newport, approximately 5 miles distant.

The property itself forms part of a terrace of similar industrial buildings on Hortonwood 10.

DESCRIPTION

The property comprises an end terraced, single bay industrial unit, which has been constructed to a high specification including insulated metal profile cladding and single storey brick offices to the front.

Access to the warehouse is via a roller shutter door to the rear with a clearance height of approximately 4.2m and width of 4.1m. Internally, the warehouse has a minimum eaves height of approximately 4.8m rising to 6.1m.

The office block provides a reception area, boardroom and partitioned offices, completed by a kitchenette and male and female WC facilities. The offices benefit from carpeted floors and diffused lighting, with steel security shutters to the windows and front entrance door.

Externally, communal car parking is available to the front of the building, together with an enclosed private yard to the rear, secured by palisade fencing.

ACCOMMODATION

Warehouse	3,845 sq ft	357.19 sq m
Ground floor offices	479 sq ft	44.47 sq m
Gross Internal Area	4,324 sq ft	401.66 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 industrial uses. Interested parties are advised to make their own enquiries with the Local Planning Authority in this regard.

TENURE

Long Leasehold: The property is available to purchase on a long leasehold basis. The lease is for a term of 999 years from 25th December 1991 at a ground rent of £100 per annum.

PRICE

The asking price is £280,000 for the long leasehold interest.

SERVICE CHARGE

A service charge is levied by the freeholder to cover a proportion of the costs of maintenance, cleaning and lighting of the common areas of the estate. Further details available upon request.

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 £19,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E(116).

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

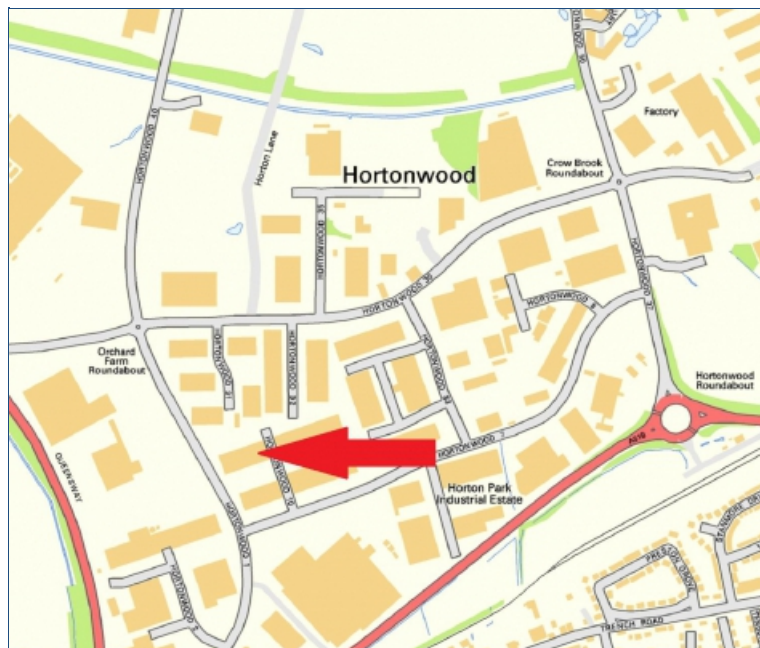
Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

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Ref: AGS/3682



Printcode: 202131

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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