

TELFORD120

NEW GRADE A WAREHOUSE

SAT NAV: TF1 6AA
/// profited.stunt.lions

120,700 SQ FT
(11,215 SQ M)

AVAILABLE NOW



TELFORD
BUSINESS PARK





TELFORD120



FLOOR AREAS

	SQ FT	SQM
Warehouse	114,415	10,629
GF Office	1,285	119
FF Office	5,000	465
GIA	120,700	11,213

SPECIFICATION



2

level access
loading doors



14

dock level
loading doors



200

car parking
spaces



9.4M

eaves
height



69.5M

large
secure yard



27

HGV parking
spaces



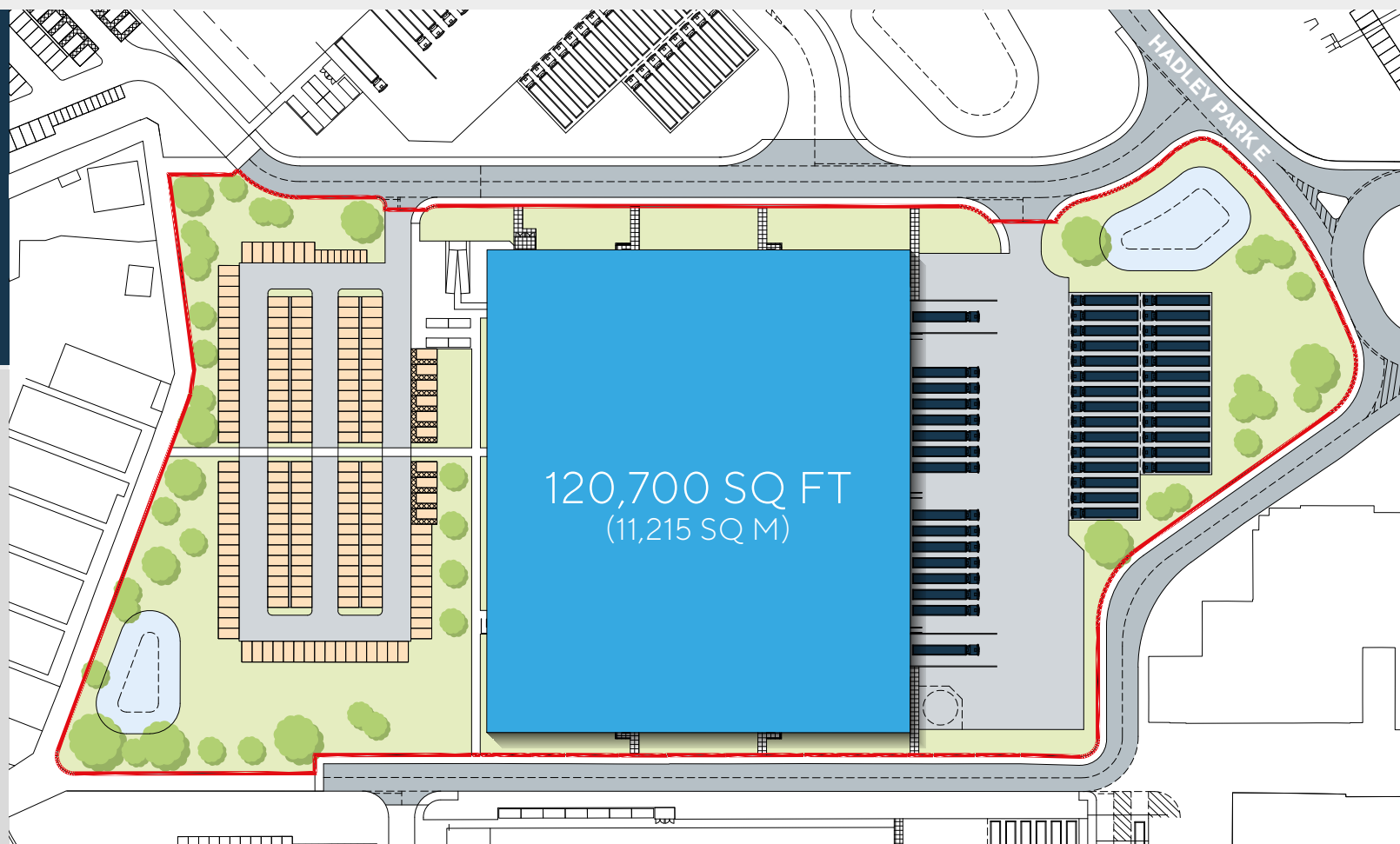
Gatehouse
security



EV
Chargers



Photovoltaic
Roof Panels



DEMOGRAPHICS



50%

population in
manual work



SKILLED

Telford has a strong
manufacturing,
engineering and
agricultural history



6,250

Telford is home to
c.6,250 businesses.
Many international
companies established
for over 20 years



350,000

Telford has a workforce
of circa 350,000
located within 30
minutes of the town



CENTRAL

Telford's central position
in the UK makes it a
beneficial location to
serve a wide client base.







LOCATION

Telford 120 is located in Telford Business Park, 2.5 miles north west of Telford town centre, with excellent access via the A442 dual carriageway to Junction 5 of the M54 motorway, leading to the M6 motorway which is approximately 15 miles to the east and hence the national motorway network.

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.

M54 - J5	4 miles	20 minutes
M6 - J11	21 miles	30 minutes
Telford	4.5 miles	25 minutes
Wolverhampton	22.5 miles	30 minutes
Birmingham	37 miles	45 minutes
Birmingham Airport	50 miles	60 minutes
London	150 miles	180 minutes

Drive times based on National UK speed limits.



Click here to view
Google map



What3Words
profited.stunt.lions



TELFORD
BUSINESS PARK

Telford, Shropshire, United Kingdom

MRE **MERCIA REAL ESTATE**

+44 (0)121 223 2222
enquiries@merciarealestate.com

CONTACT OUR AGENTS



Ed Kennerley Partner
0121 233 6461
07972 187779
edward.kennerley@knightfrank.com

**ANDREW DIXON
& COMPANY**

Alex Smith Director
01952 521007
07795 275113
alex@andrew-dixon.co.uk

Important Notice: Andrew Dixon & Company & Knight Frank Ltd for themselves and for the vendors or the landlords of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchasers or tenants and do not constitute any part of an offer or contract. ii) All descriptions, dimensions and references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility, and intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Andrew Dixon & Company or Knight Frank Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) The reference to any plant, machinery, equipment, fixtures and fittings, or services at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements. September 2024 carve-design.co.uk 16631/7