



Telford 120

Telford 120, Telford Logistics & Technology Park,
Hadley, Telford TF1 6AA

120,700 Sq Ft Grade A Industrial Unit
Available Immediately

MRE

120,700 Sq Ft Grade A Industrial Unit



An Industry Leading Scheme At The Heart of Telford Logistics & Technology Park.

Telford 120 is located at the heart of Telford Logistics & Technology Park and is located in close proximity to surrounding industrial and defence

Located 2.5 miles northwest of Telford town centre, with excellent access via the A442 dual carriageway to Junction 5 of the M54 motorway.

The M6 motorway is approximately 15 miles to the east, providing direct links to the national motorway network.

Telford is strategically placed adjacent to the M54, approximately 10 miles east of Shrewsbury. Wolverhampton and Birmingham are 16 and 35 miles to the southeast, respectively.

2.5

Miles to Telford
Town Centre

4

Miles to M54 J5

21

Miles to M6 J11

23

Miles to
Wolverhampton

About Telford Logistics & Technology Park

Energy Resilience

The first new build industrial and logistics units with energy resilience built into the base build. In addition to being connected to the grid our buildings are part of a private wire network where the estate benefits from on site solar generation and battery storage allowing to offset or acquire exclusively all of the energy being generated.



Up to 15,000,000 kWh



Purchase agreement aligned to lease duration



Site wide carbon offset of up to 4,000,000kg



163,871m² of commercial space created – Developed under the Telford Land Deal.

About Telford Logistics & Technology Park

Employee Wellbeing

Employee wellbeing is a clear priority at the business park, with dedicated spaces designed to help people step away from their desks, get active, and recharge. Whether it's for a brisk walk, a breath of fresh air, or a moment to clear the mind, the park encourages everyone to make the most of its open surroundings.



5 Aside
Football Pitch



Padel Court



Canal Side
Walking Routes

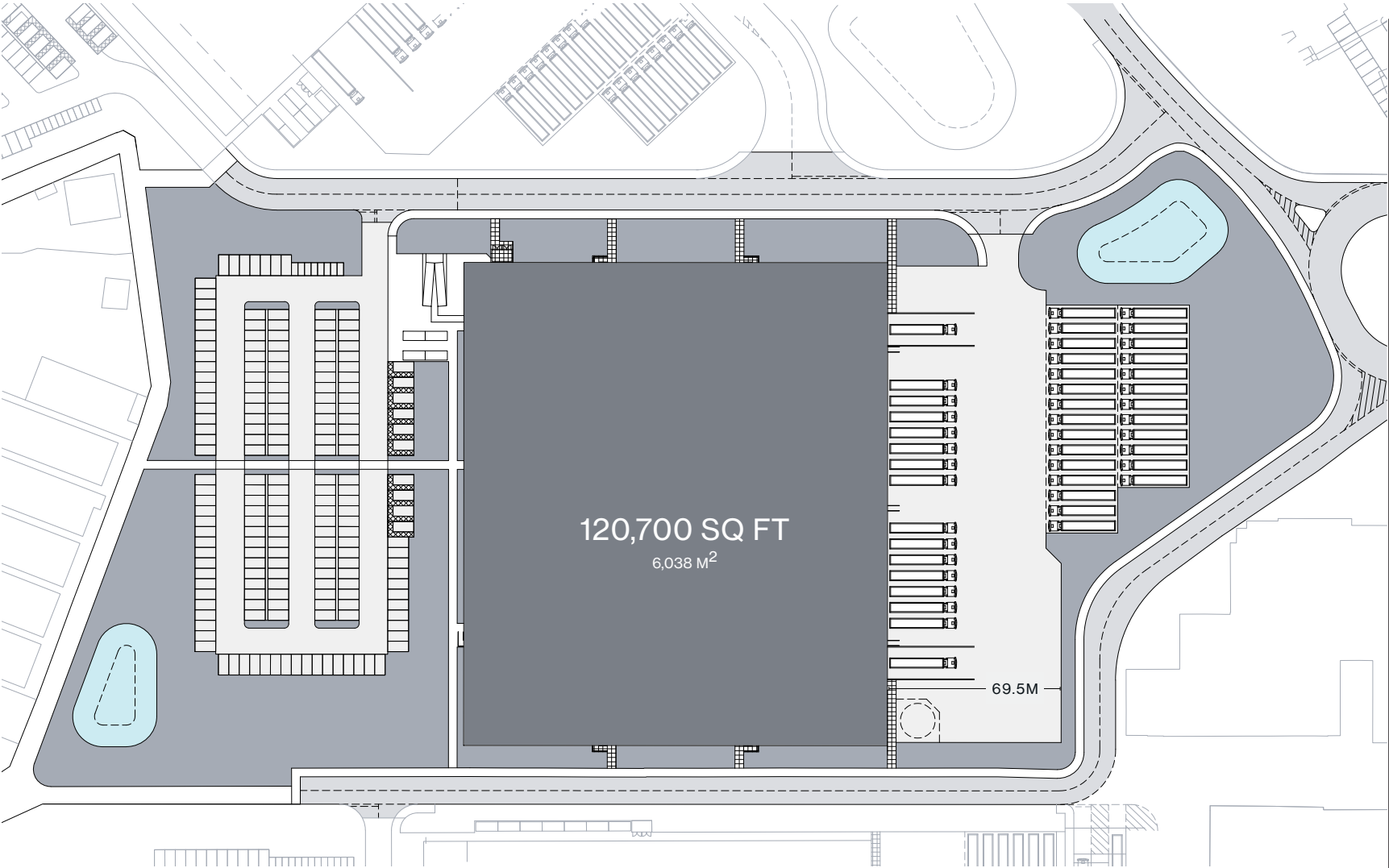




Completion Date: Available Now

120,700 Sq Ft Grade A industrial unit

Warehouse	GF Office	FF Office	Total Area
114,415 sq ft 10,629 m ²	1,285 sq ft 119 m ²	5,000 sq ft 465 m ²	120,700 sq ft 11,213 m ²



- 2Level Access Doors
- 14Dock Levellers
- 27HGV Parking Spaces
- 200Car Parking Spaces
- 9.4^MEaves Height
- 69.5^MYard Depth
- 2 StoreyOffice Accommodation



2

Level Access Loading Doors



9.4m

Eaves Height



14

Dock Level Loading Doors



69.5m

Large Secure Yard



PV

Roof Panels



200

Car Parking Spaces



27

HGV Parking Spaces



EV

Chargers



1

Gatehouse Security

Onsite At Telford Logistics & Technology Park



Gatehouse

Secure gatehouse providing 24/7 on and off-site monitoring.



Padel Court

Versatile court space for padel and other recreational activities.



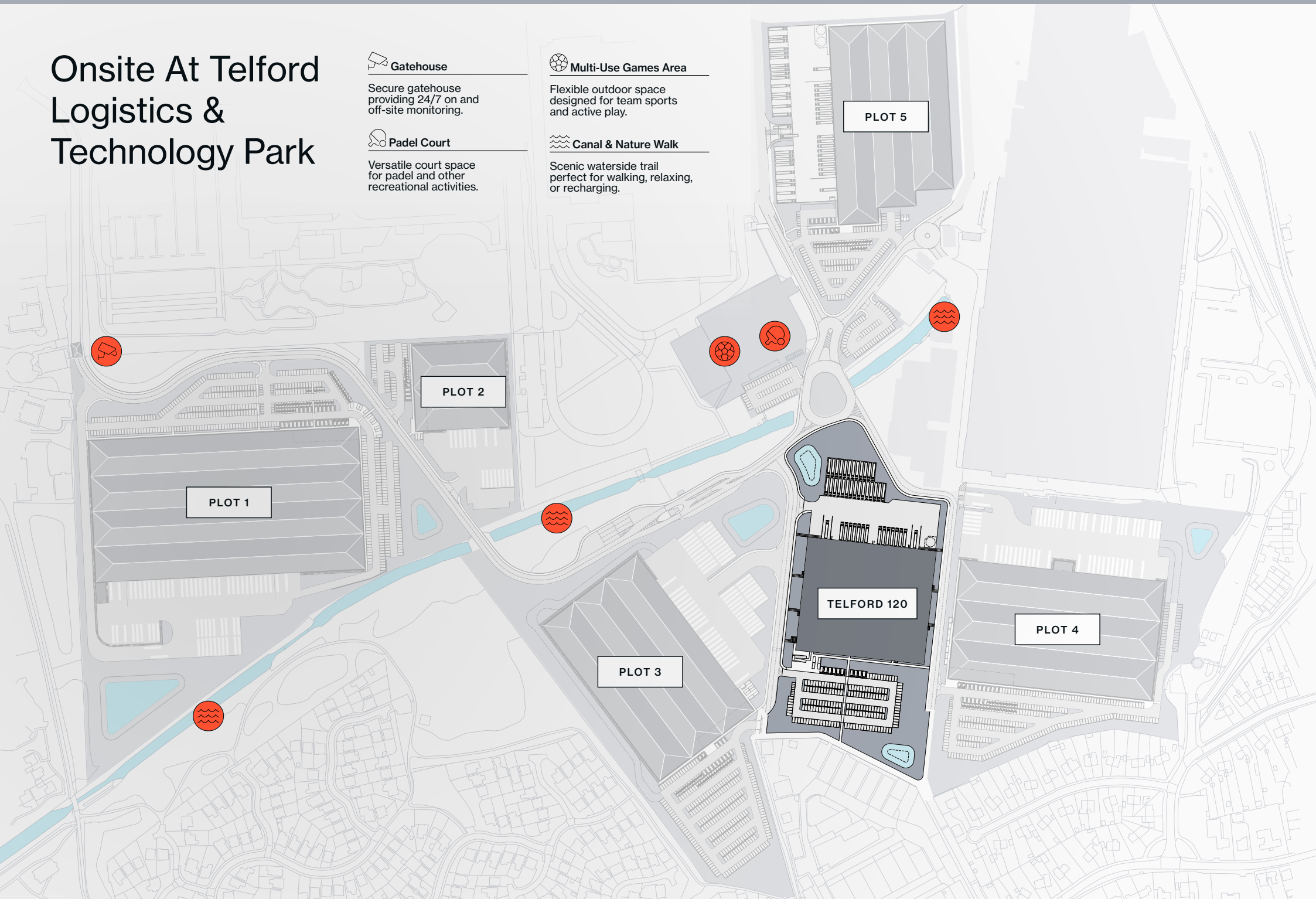
Multi-Use Games Area

Flexible outdoor space designed for team sports and active play.

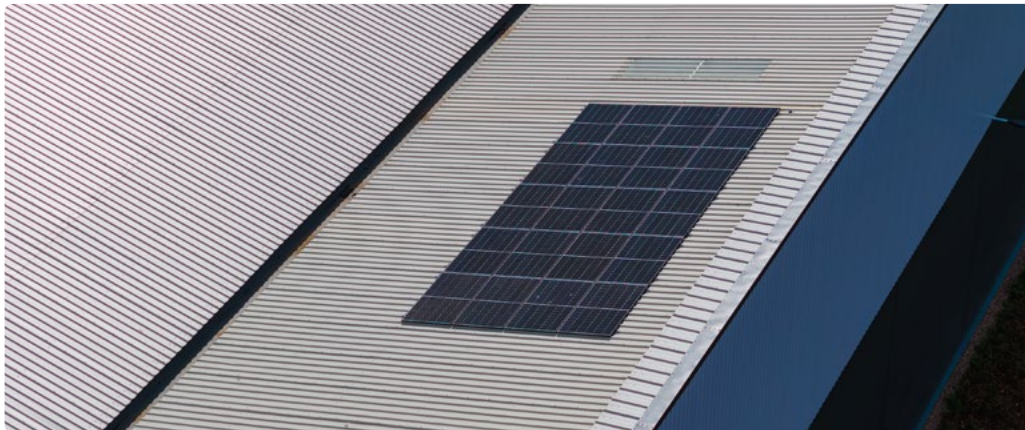


Canal & Nature Walk

Scenic waterside trail perfect for walking, relaxing, or recharging.











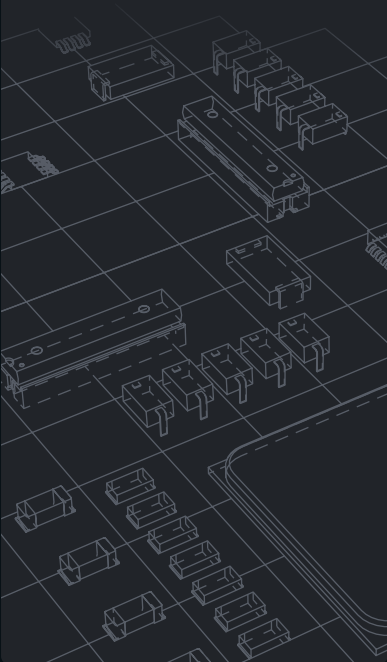


Environmental, Social & Governance

We develop future-focused properties, prioritising sustainability and long-term value, helping businesses thrive while minimising environmental impact and promoting responsible growth.

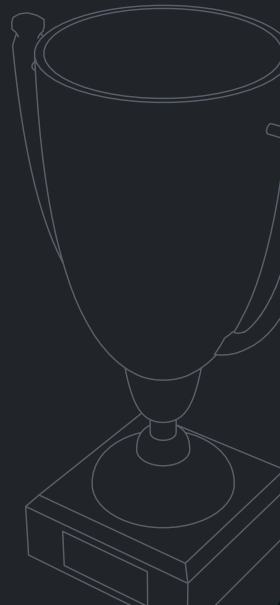
1

Energy
Performance
Certificate A



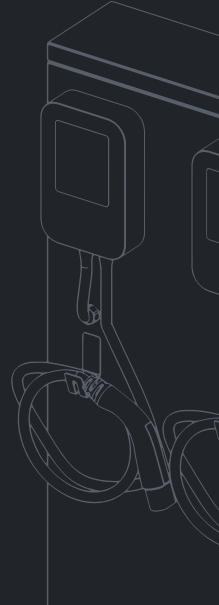
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Targeting
BREEAM
Rating
'Excellent'



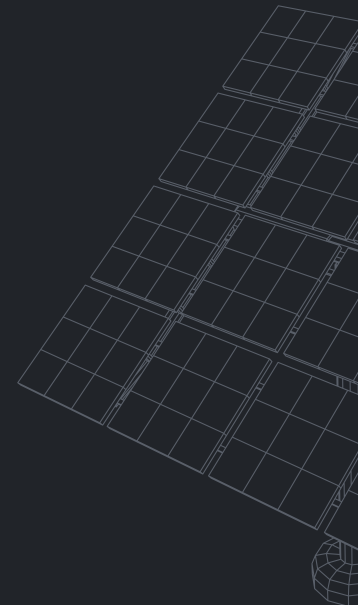
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EV Charging
Allocation
Within Car Park



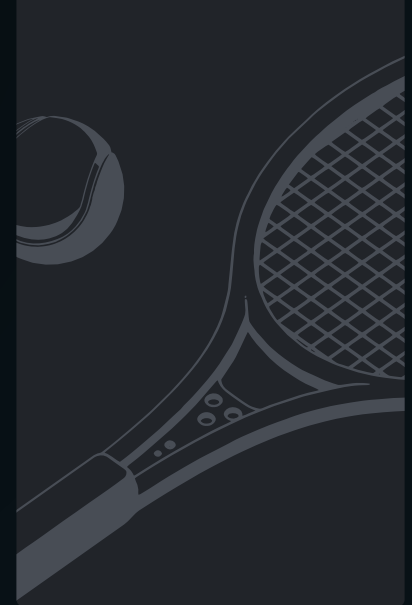
4

Solar PV
Control
Systems



5

Sporting,
Health and
Wellbeing
Amenities





Manufacturing Workforce

Developing Infrastructure in Telford




20^m
kwh

Renewable energy –
Supporting future-proof
energy provision.




200⁺

Road and rail links –
Connecting Telford to national
transport networks.



£50^m

Investment committed over
four years to improve roads
and footpaths.



100⁺

Miles of cycling and walking
routes connecting residential,
commercial, and leisure areas.



99%

Superfast broadband
coverage in partnership with
Virgin Media and O2 Business.



EV

Expanding EV network under
the Electric Vehicle Charging
Infrastructure Strategy.

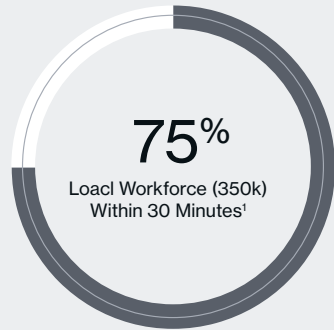
Local areas and travel distances.

POST CODE /// TF1 6AA
WHAT3WORDS /// PROFITED.STUNT.LIONS

Towns & Cities	Miles	Mins
Shrewsbury	14 miles	20 mins
Wolverhampton	20 miles	30 mins
Birmingham	33 miles	45 mins
Stafford	22 miles	35 mins
Stoke-on-Trent	35 miles	50 mins
Chester	52 miles	70 mins
Coventry	55 miles	75 mins
Manchester	75 miles	90 mins
Derby	55 miles	80 mins

Motorways		
A442	1 mile	2 mins
A518	3 miles	5 mins
M54	2 miles	5 mins
A41	5 miles	10 mins
A49	10 miles	15 mins
A5	12 miles	18 mins
M6	15 miles	20 mins
M5	30 miles	35 mins
M42	40 miles	45 mins





350k Local workforce aged 16-64 within 30 minutes drive time.

The development offers a high-quality industrial and distribution facility near the M54, providing excellent access to the M6 and national motorway network in Telford's prime logistics hub.



1. <https://www.investtelford.co.uk/why-telford/people-and-skills>

The background of the slide is a dark, aerial photograph of the Birmingham city skyline. The image shows a mix of modern glass skyscrapers and older, more ornate buildings. The city is spread out across a valley, with hills visible in the distance under a cloudy sky. The MRE logo is prominently displayed in the upper left corner, consisting of the letters 'MRE' in a bold, white, sans-serif font, enclosed within a white rectangular border.

MRE

Mercia Real Estate is a privately-owned real estate investment and asset management company based in Birmingham, United Kingdom.

We specialise in value-add investment opportunities, utilising our in-depth market intel and hands-on asset management capability to ensure value is maximised in each of our assets.

Total
Sq Ft

4^m

Value Under
Management

300^m

Current
Tenants

500

Telford 120

Further Information

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& COMPANY

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