

**ANDREW DIXON
& COMPANY**

Chartered Surveyors &
Commercial Property Consultants

FOR SALE/TO LET

INDUSTRIAL PREMISES



Production Facility, Units 4-6, Hortonwood 33 Telford, Shropshire, TF1 7EX

- Production warehouse extending to 24,798 sq ft (2,304 sq m)
- Integral ground and first floor offices, canteen and clean rooms
- Climate controlled production area with 2 tonne crane
- Prominent position in established industrial location

Tel: 01952 521000
www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk

Units 4-6

Hortonwood 33, Telford

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 miles and 35 miles to the southeast respectively with easy access onto the M6 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
- Internal eaves heights (to underside of stanchions) 4.65m
- Maximum eaves height 6.65m
- Service yards to the rear
- Communal car parking directly to the front
- Temporary covered enclosed storage area to rear

ACCOMMODATION

Area Description	Size Sq Ft	Size Sq M
Production warehouse	18,561	1,724
Ground floor offices, canteen & toilet facilities	2,438	227
Single storey rear extension	1,968	183
Mezzanine first floor offices	650	60
Mezzanine production office & stores	1,181	110
Gross internal area (incl. mezzanines)	24,798	2,304
Covered storage facility	4,263	396

SERVICES

We understand that all mains services are available or connected to the property, including a 1600 amp power supply. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



PLANNING

The property currently has planning permission for Class E, B2 & B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

PRICE/RENT

Price/rent upon application.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £105,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C70.

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 in connection with this matter.

VIEWING

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

Contact: Nicholas Dixon MRICS

Direct Line: 01952 521006

Mobile: 07957 828563

Email: nicholas@andrew-dixon.co.uk

Ref: JND/1530



Printcode: 2024628

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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