

**ANDREW DIXON
& COMPANY**

Chartered Surveyors &
Commercial Property Consultants

**TO LET / FOR
SALE**

INDUSTRIAL



Units 4-6, Hortonwood 33

Telford, TF1 7EX

- Production warehouse extending to 24,843 sq ft (2,307 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

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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	Sq Ft	Sq M
Production warehouse	18,561	
Ground floor offices, canteen & toilet facilities	2,438	
Single storey rear extension	1,968	
Mezzanine first floor offices	650	
Mezzanine production office & stores	1,181	
Gross internal area	24,843	2307
Including mezzanines		
Covered storage facility	4,263	396



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

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.

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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