# TELFORD BUSINESS PARK DESIGN & BUILD UNITS

PLOT 1 320,000 SQ FT

**PLOT 2**65,000
SQ FT

**PLOT 3** 190,000 SQ FT PLOT 4 175,000 SQ FT SAT NAV: TF1 6AA ///bead.letter.later

FOR SALE / TO LET







## INDICATIVE FLOOR AREAS

	PLOT1	PLOT 2	PLOT 3	PLOT 4
Warehouse	304,000 sq ft	61,750 sq ft	180,500 sq ft	166,250 sq ft
Offices	16,000 sq ft	3,250 sq ft	9,500 sq ft	8,750 sq ft
TOTAL	320,000 sq ft	65,000 sq ft	190,000 sq ft	175,000 sq ft
Yard Depth	68m	51.5m	68m	51.5m
Eaves Height	18m	10m	15m	15m
Floor Loading	50 kn/m²	50 kn/m²	50 kn/m²	50 kn/m²
Dock Doors	29	6	20	20
Level Doors	4	2	2	4
Car Parking	496	101	295	272



#### **INDICATIVE SPECIFICATION**



level access loading doors



dock level loading doors



200 car parking spaces



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 located within 30 companies established for over 20 years minutes of the town

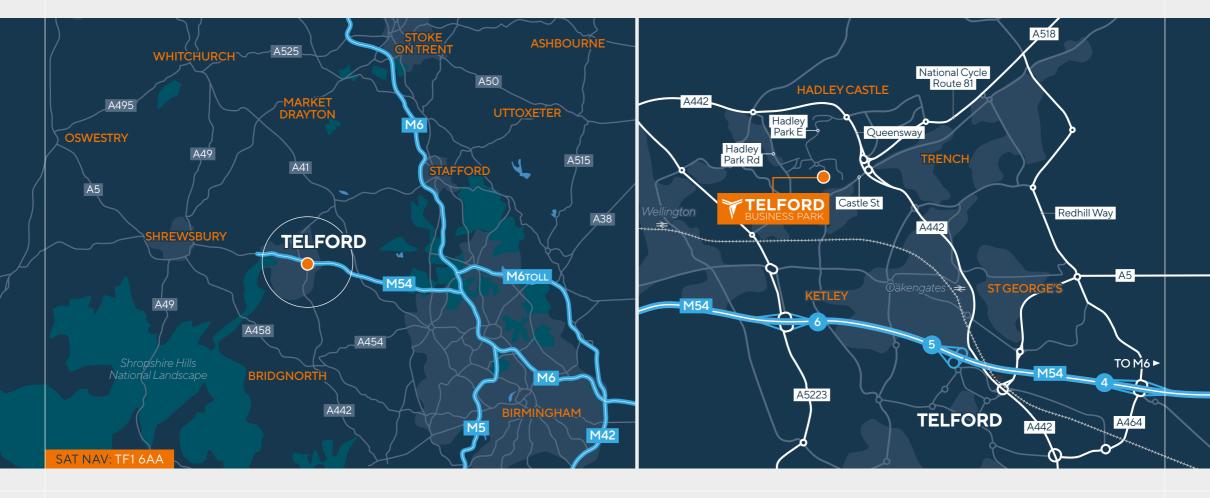


350,000 Telford has a workforce of circa 350,000

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



