

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
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**FOR SALE /
TO LET**



TELFORD
BUSINESS PARK





PLOT 1

PLOT 2

PLOT 3

PLOT 4

HAGER

EPWIN

BORGERS

MAKITA

EPSON

EUROGARAGES

DENSO
Manufacturing UK

A518

RBSL

ELEMENTS
EUROPE

TELFORD
120

INDICATIVE FLOOR AREAS

	PLOT 1	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/m ²	50 kn/m ²	50 kn/m ²	50 kn/m ²
Dock Doors	29	6	20	20
Level Doors	4	2	2	4
Car Parking	496	101	295	272



INDICATIVE 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.



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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

 [Click here to view Google map](#)

 **What3Words**
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Drive times based on National UK speed limits.



TELFORD
BUSINESS PARK

Telford, Shropshire, United Kingdom

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