

INDUSTRIAL/TRADE COUNTER FACILITY



Trade Counter Opportunity

Rowan House, Hortonwood 33, Telford, TF1 7EX

- Refurbished, detached industrial premises extending to 11,120 sq ft (1,033 sq m)
- Including mezzanine level of 2,004 sq ft (186 sq m)
- Single storey offices and trade counter facility
- Self-contained site with dedicated car park and large rear service yard
- Prominent location on established industrial estate in Telford

Rowan House

Hortonwood 33, Telford

LOCATION

The property is located on Hortonwood Industrial Estate, approximately 3 miles north of the M54 motorway (Junction 5) and accessed immediately off the A442 Queensway, Telford's main north/south distributor road.

Rowan House occupies a prominent position fronting onto Hortonwood 33. Surrounding occupiers include Makita, Epsom, Wolseley Plumb Centre and Pochin Plumbers Merchants.

DESCRIPTION

The property comprises a detached commercial/industrial unit with trade counter facility on a secure, self-contained site complete with dedicated car park and large service yard.

Internally, the building is arranged to provide single storey office accommodation with trade counter to the front, and production warehouse space to the rear. The warehouse includes a generous mezzanine level and is accessed via two roller shutter doors to the rear elevation.

The trade counter/offices are well presented providing largely open plan space with carpeted floors throughout, complemented by a modern fitted kitchen with microwave and WC facilities.

Externally, the property benefits from a paved car park to the rear, with additional parking to the side, as well as a large concrete service yard to the rear.

ACCOMMODATION

| | | |
|----------------------------------|---------------------|-------------------|
| Warehouse and offices overall | 9,116 sq ft | 847 sq m |
| Mezzanine | 2,004 sq ft | 186 sq m |
| Total Gross Internal Area | 11,120 sq ft | 1,033 sq m |

SERVICES

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

PLANNING

We understand the property currently has planning permission for uses within Class E and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties are advised to make their own enquiries in this regard.



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.



TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

RENT

The asking rent is £80,000 per annum exclusive.

SERVICE CHARGE

A service charge will be levied by the landlord to cover the costs of the maintenance and upkeep of the common areas of the estate. Further details are available from the letting agent.

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 £41,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(96).

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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/4017



Printcode: 202526

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.

ANDREW DIXON
& COMPANY

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

