

INDUSTRIAL/TRADE COUNTER FACILITY



Industrial/Trade Counter Opportunity

Rowan House, Hortonwood 33, Telford, TF1 7EX

- Refurbished industrial premises extending to 20,116 sq ft (1,869 sq m) overall
- Two detached units with single storey offices and trade counter facility
- Plus mezzanine level of 2,004 sq ft (186 sq m)
- Self-contained site of 1.3 ac (0.53 ha) with car parking and large service yard
- Prominent location on established industrial estate in Telford

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

DESCRIPTION

The property comprises a secure, self-contained site of 1.3 acres (0.53 hectares) incorporating two detached commercial/industrial units, one of which has a trade counter facility. The site is completed with a dedicated car park and large service yard.

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

To the rear of the site is a separate industrial unit providing additional warehouse space, having three roller shutter doors to the front elevation and integral single storey office block. The building has recently had a new roof.

Externally, there is a paved car park to the front of the site and an L-shaped concrete service yard inbetween the units extending along the side of the main building and providing additional parking.

ACCOMMODATION

Main building	9,116 sq ft	847 sq m
Rear building	11,000 sq ft	1,022 sq m
Total Gross Internal Area	20,116 sq ft	1,869 sq m
Plus Mezzanine (main building)	2,004 sq ft	186 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.



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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.

TENURE

Leasehold: The property is available to lease based on a new full repairing and insuring lease on terms to be agreed. The landlord would prefer to let the site as a whole but may consider splitting the site and letting the units separately.

RENT

The asking rent for the property in its entirety is £170,000 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.

BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the main building in the 2023 Rating List is £41,000.

ENERGY PERFORMANCE CERTIFICATE

The main building has an Energy Rating of D(96) and the rear building has an Energy Rating of E(106).

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.

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& COMPANY

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