



## Modern warehouse with two-storey offices

### Unit B, Hortonwood 31, Telford, Shropshire, TF1 7GS

- Detached warehouse with integral two-storey office accommodation
- 21,025 sq ft (1,953 sq m) GIA plus mezzanines 1,666 sq ft (154 sq m)
- Secure rear yard with gated access and private car parking for 35 vehicles
- Established industrial location popular with both regional and national occupiers



# Unit B

## Hortonwood 31, Telford

### LOCATION

The property is situated on Hortonwood Industrial Estate, one of the three main and well-established estates in Telford. Hortonwood is ideally located for national distribution, being just 4 miles north of Telford town centre with excellent road connections via the A442 dual carriageway, linking directly to Junctions 5 and 6 of the M54 motorway.

Unit B is strategically located on Hortonwood 31, just off the Orchard Farm Roundabout via the main Hortonwood 30 estate road and in close proximity to the A442. Nearby occupiers on the estate include Denso Manufacturing UK, Makita (UK), Veolia Environmental Services and Epsom.

### DESCRIPTION

The property offers a well-maintained warehouse with integral two-storey offices, as well as an enclosed rear yard and secure on site car parking.

The building is of steel portal frame construction with a minimum eaves height of 5m and roller shutter access providing loading/unloading facilities.

The warehouse incorporates two mezzanine floors and there is a two-storey office block with trade reception to the rear, complete with WC and kitchen facilities.

Externally, there is a self-contained storage yard to the rear of the unit, which is securely fenced with gated access.

### CAR PARKING

The property benefits from two tarmac surfaced car parks with security barriers to the front and side of the unit, which provide approximately 35 parking spaces in total.

### ACCOMMODATION

Warehouse	18,611 sq ft	1,729 sq m
Two-storey offices	2,414 sq ft	224 sq m
<b>Gross Internal Area (GIA)</b>	<b>21,025 sq ft</b>	<b>1,953 sq m</b>
Plus 2 x mezzanines	1,661 sq ft	154 sq m

### SERVICES

We understand that all mains services are available or connected to the property, which benefits from LED lighting throughout. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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### PLANNING

We have assumed that the property currently has planning permission for uses within Class B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties are advised to make their own enquiries.

### TENURE

Leasehold: The property is available to let based on a sublease or assignment of the existing lease as detailed below:

**EXISTING LEASE:** Term of 10 years from and including 11th December 2023 to and including 10th December 2033, with an option to break on 11th December 2028.

Alternatively, there may be an opportunity for the current occupier to surrender the existing lease co-terminus with the ingoing tenant agreeing terms for a new lease direct with the landlord.

### RENT

Rent upon application.

### 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 £76,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(80).

### 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.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

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Ref: AGS/4130



Printcode: 202571

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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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