



Unit D2, Hortonwood 7, Telford Shropshire, TF1 7GP

- Modern trade counter/industrial premises extending to 4,396 sq ft (408 sq m)
- Terraced, single storey unit with prominent roadside frontage
- Car parking to the front and loading/service yard to the rear
- Situated on popular and well established Hortonwood Industrial Estate

Unit D2

Hortonwood 7, Telford

LOCATION

The new town of Telford is located approximately 15 miles east of the county town of Shrewsbury and 32 miles northwest of Birmingham city centre. Telford is a recognised regional and national focus for both economic and housing growth.

The property lies on Hortonwood Industrial Estate, being one of Telford's principal industrial areas, with easy access links via the A442 Queensway dual carriageway and the A518. The A442 links north and south Telford and provides access to Telford Town Centre, Telford Central railway station and Junction 5 of the M54 motorway, all located within approximately 5 miles.

The property itself is situated on Hortonwood 7, forming part of a larger terrace of similar units. Adjoining occupiers including Plumbase, MPH Plumbing & Heating Spares and Space Oasis.

DESCRIPTION

The property comprises a modern trade counter/industrial unit providing a good sized warehouse to the rear with roller shutter access, and single storey offices, kitchenette and WC facilities to the front.

The warehouse benefits from a minimum eaves height of approximately 5.2m (4.6m to underside of stanchion) and a maximum eaves height of 6.8m (6.2m to underside of stanchion).

Outside, communal car parking is available to the front of the unit and there is a shared service yard to the rear.

ACCOMMODATION

Gross Internal Area 4,396 sq ft 408 sq m

SERVICES

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

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.



TENURE

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

RENT

Rent upon application.

SERVICE CHARGE

We understand a service charge is levied to cover the communal costs and services. Details upon request from the agent.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

BUSINESS RATES

Interested parties should make their own enquiries with the Local Rating Authority to confirm their specific liability - Tel: 01952 383838.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(66).

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/3501

Joint Agent: Bulleys Bradbury

Contact: Telford Office on 01952 2992233



Printcode: 201928

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