

# TO LET

## High Quality Warehouse/Industrial Units



HORTONPARK INDUSTRIAL ESTATE, HORTONWOOD 7, TELFORD, SHROPSHIRE TF1 7GX

[www.hortonparktelford.co.uk](http://www.hortonparktelford.co.uk)



## LOCATION

Hortonpark is well located within the Hortonwood industrial area of Telford with prominence to both Hortonwood 7 and the main A518 Stafford Road. The estate is located approximately 5 miles north of Telford town centre and 5 miles from junctions 4 and 5 of the M54, via the A442 dual carriageway. The M54 links directly with the M6 and the wider national motorway network. The Telford international rail freight terminal is approximately half a mile away.

## WORKFORCE/OPPORTUNITY

Telford is part of the West Midlands combined authority with Telford & Wrekin Council a pro-growth Authority. Telford's central location in the country makes it an ideal location to serve a wide client base and has a workforce circa. 350,000 located within 30 minutes of the town. Telford is home to around 5,000 business with many international companies being established in the town for over 20 years. With an expanding population and new build homes programme, Telford is recognised as having a regional and national focus for economic growth. There has been substantial investment in the area with the £250million Telford Town Centre redevelopment which is ongoing, a new £83million MOD fulfilment centre and the £1billion Jaguar Land Rover Engine Manufacturing Centre at J2M54 to provide a 2 million sq ft facility.

## AVAILABILITY

Please see attached schedule or contact agents for full details.

## TERMS

Units are available by way of new full repairing and insuring leases for a term to be agreed.

## SERVICE CHARGE

A service charge is levied by the landlord to cover estate management. Contact agents for details.

## SERVICES

Each unit benefits from mains water drainage, three phase electricity and gas.

## ENERGY PERFORMANCE

Current energy performance certificates are available from the agents.





## SPECIFICATION

- Clear span production/warehouse
- Min eves 19' 10" (6 metres)
- Electric roller shutter door
- Two storey refurbished offices/ ancillary
- Curtain wall glazing to offices
- Front loading areas
- Well cared for and landscaped estate
- Dedicated loading areas and parking





**TRAVEL DISTANCES/TIMES**

|                       |           |               |
|-----------------------|-----------|---------------|
| Wolverhampton         | 22 miles  | 35 Mins       |
| Birmingham            | 37 miles  | 45 Mins       |
| Manchester            | 70 miles  | 1 Hr 43 Mins  |
| London (Central)      | 159 miles | 2 Hrs 52 Mins |
| Birmingham Airport    | 46 miles  | 53 Mins       |
| East Midlands Airport | 65 miles  | 1 Hr 12 Mins  |
| Port of Liverpool     | 74 miles  | 1 Hr 45 Mins  |
| Southampton Port      | 190 miles | 3 Hrs 9 Mins  |
| J2 M54 (JLR)          | 16 miles  | 26 Mins       |
| M6 J10a               | 20 miles  | 29 Mins       |
| Liverpool Airport     | 68 miles  | 1 Hr 35 Mins  |
| Ellesmere Port        | 52 miles  | 1 Hr 20 Mins  |
| Felixstowe Port       | 196 miles | 3 Hrs 22 Mins |
| Port of Hull          | 153 miles | 2 Hrs 48 Mins |

SOURCE: RAC Routeplanner

**LOCAL OCCUPIERS INCLUDE:**

- Eurofilms Extrusion Ltd.
- Stadco
- The Ministry of Defence
- Epson UK Ltd.
- Makita UK Ltd.
- Heinz

**VIEWING**

Strictly by appointment with the joint letting agents.

Anthony Wiggins: [awiggins@wltsurveyors.co.uk](mailto:awiggins@wltsurveyors.co.uk)

Richard Bradbury: [richard.bradbury@bulleysbradbury.co.uk](mailto:richard.bradbury@bulleysbradbury.co.uk)

[www.hortonparktelford.co.uk](http://www.hortonparktelford.co.uk)

**MISREPRESENTATION ACT:** The particulars contained in this brochure are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute the whole part of any contract. All details are given in good faith and believed to be correct. All liability in negligence or otherwise arising from the misuse of these particulars is hereby excluded. Designed and Produced by Q Squared Design Ltd. Tel: 01789 730833. JANUARY 2018.

Wiggins Lockett  
Thompson  
[wltsurveyors.co.uk](http://wltsurveyors.co.uk)  
**01952 603 303**

**BULLEYS  
BRADBURY**  
[bulleysbradbury.co.uk](http://bulleysbradbury.co.uk)  
**01952 292233**

# HortonPark

HORTONWOOD 7, TELFORD

Hortonpark  
Warehouse & Industrial Units  
Hortonwood 7, Telford  
Shropshire, TF1 7GX

## Flexible competitive terms to meet occupation requirements

Current availability and quoting rent:

| Unit | Sq ft | Sq m | Quoting rent PAX | EPC    | Status |
|------|-------|------|------------------|--------|--------|
| D2   | 8,878 | 825  | £46,000          | C - 66 | TO LET |

**Wiggins Lockett Thompson**  
**Chartered Surveyors**  
2<sup>nd</sup> Floor, 14-16 High Street  
Ironbridge, Telford, TF8 7AD

**Bulleys Bradbury**  
**Chartered Surveyors**  
4 Pearson Road, Central Park  
Telford, Shropshire, TF2 9TX

