

# 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)

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