

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

**TO LET** (MAY SELL)

**INDUSTRIAL PREMISES**



## **Unit B, Lodge Park, Hortonwood 30** **Telford, Shropshire, TF1 7ET**

- Modern mixed office/distribution facility extending to 4,245 sq ft (394 sqm)
- Substantial two-storey office accommodation built to a high specification
- Integral warehouse with 6m eaves, 35kn/sqm floor loading, 3-phase power supply
- Loading area and on site car parking for 12 vehicles

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# Unit B, Lodge Park Hortonwood 30, Telford

## LOCATION

The property is located on Lodge Park, a modern industrial development on Hortonwood 30.

Hortonwood Industrial Estate lies approximately 2.5 miles north of Telford Town Centre with easy access to the M54 motorway via Junctions 5 and 6. The A442 Queensway dual carriageway is approximately 1 mile to the south of the property, providing access to all parts of the town and to the A518, which in turn gives access to Newport, approximately 5 miles distant.

## DESCRIPTION

The property comprises a modern detached commercial unit offering quality two-storey office accommodation and an integral distribution/storage warehouse, together with a tarmac loading area to the front and on site car parking for 12 vehicles.

The main construction is based on a steel portal frame, having blockwork walls with an external brick skin and steel profile sheet cladding to part, surmounted by a pitched roof. The warehouse benefits from a single steel up-and-over door to the front elevation providing vehicular access, an eaves height of 6 metres, concrete floor, gas warm air heating and sodium lighting throughout.

The offices are accessed via a covered pedestrian entrance to the front, which leads to a reception area and a number of offices at ground floor level including conference and training rooms, shower room, kitchen and ladies/gent's/disabled WC facilities. There is a staircase and passenger lift to the first floor, which provides mainly open plan space with some cellular offices. The offices benefit from suspended ceilings, fluorescent lighting, tiled/carpeted floor coverings, electrical trunking and a combined heating, comfort cooling and ventilation system.

## ACCOMMODATION

Warehouse	1,022 sq ft	95 sqm
Ground floor offices	1,367 sq ft	127 sqm
First floor offices	1,856 sq ft	172 sqm
<b>Total Net Internal Area</b>	<b>4,245 sq ft</b>	<b>394 sqm</b>

## SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services.



**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



## PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005)

## TENURE

Leasehold: The property is available to let on a new lease on terms to be agreed. Alternatively, the landlord may consider a freehold disposal.

## RENT/PRICE

Rent/price upon application. Please contact the agent for further details.

## SERVICE CHARGE

Details upon request.

## LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT. Tel: 01952 380000.

## BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £33,250.

## ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of C(65).

## 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: Nicholas Dixon MRICS

Direct Line: 01952 521006

Mobile: 07957 828 563

Email: [nicholas@andrew-dixon.co.uk](mailto:nicholas@andrew-dixon.co.uk)

Ref: JND/1832B



Printcode: 2018130

### 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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