

**ANDREW DIXON
& COMPANY**

Chartered Surveyors &
Commercial Property Consultants

TO LET

INDUSTRIAL PREMISES



Fully Refurbished Warehouse

Unit B, Hortonwood 37, Telford, Shropshire TF1 7XT

- Fully refurbished warehouse premises extending to 35,914 sq ft (3,336 sq m)
- Integral, two-storey office accommodation
- Prominent location on established industrial estate in Telford
- Approximately 4 miles from Junction 5 of the M54 motorway

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Unit B

Hortonwood 37, Telford

LOCATION

The property is located on Hortonwood Industrial Estate, approximately 3 miles north of the M54 motorway (Junction 5) and accessed immediately off the A442 Queensway, Telford's main north/south distributor road.

Unit B occupies a prominent roadside position fronting onto Hortonwood 37 with surrounding occupiers including Makita, Epsom, Wolseley Plumb Centre and Epwin.

DESCRIPTION

The property comprises a semi-detached warehouse of steel portal frame construction, which has recently undergone a full refurbishment. The structure incorporates two-storey offices to the front elevation with suspended ceilings, air conditioning and carpeted floors throughout.

Beyond the office space is an open-plan warehouse with concrete flooring, LED lighting, and a minimum eaves height of 6 metres. Access to the warehouse is via an up-and-over roller shutter door to the side elevation.

Outside, to the front of the site, there is dedicated car parking for approximately 42 vehicles, with an external loading bay area to the side.

ACCOMMODATION

Warehouse	29,103 sq ft	2,703 sq m
Office	3,367 sq ft	313 sq m
1st Floor office	3,444 sq ft	320 sq m
Gross Internal Area	35,914 sq ft	3,336 sq m

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 and interested parties should make their own enquiries.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000.

BUSINESS RATES

The property is currently being re-assessed for business rates.



Consumer Protection From Unfair Trading Regulations 2008: 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 have assumed the property has planning permission for Class B2 & B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own enquiries in this regard.

TENURE

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

RENT

The asking rent is £275,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

The property is being re-assessed for an EPC following its refurbishment.

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/4035



Printcode: 20251014

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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