



Telford Defence & Technology Park

Plot 1

Telford Defence & Technology Park, Hadley, Telford TF1 6AA

New Grade A Industrial Site Totalling 300,147 Sq Ft.

MRE

Build & Design Units: Detailed Planning Consent In Place

Grade A industrial site
totalling 917,000 sq ft
across five plots.



Plot 1

300,147 sq ft
27,882 m²

Plot 2

64,998 sq ft
6,038 m²

Plot 3

171,972 sq ft
115,980 m²

Plot 4

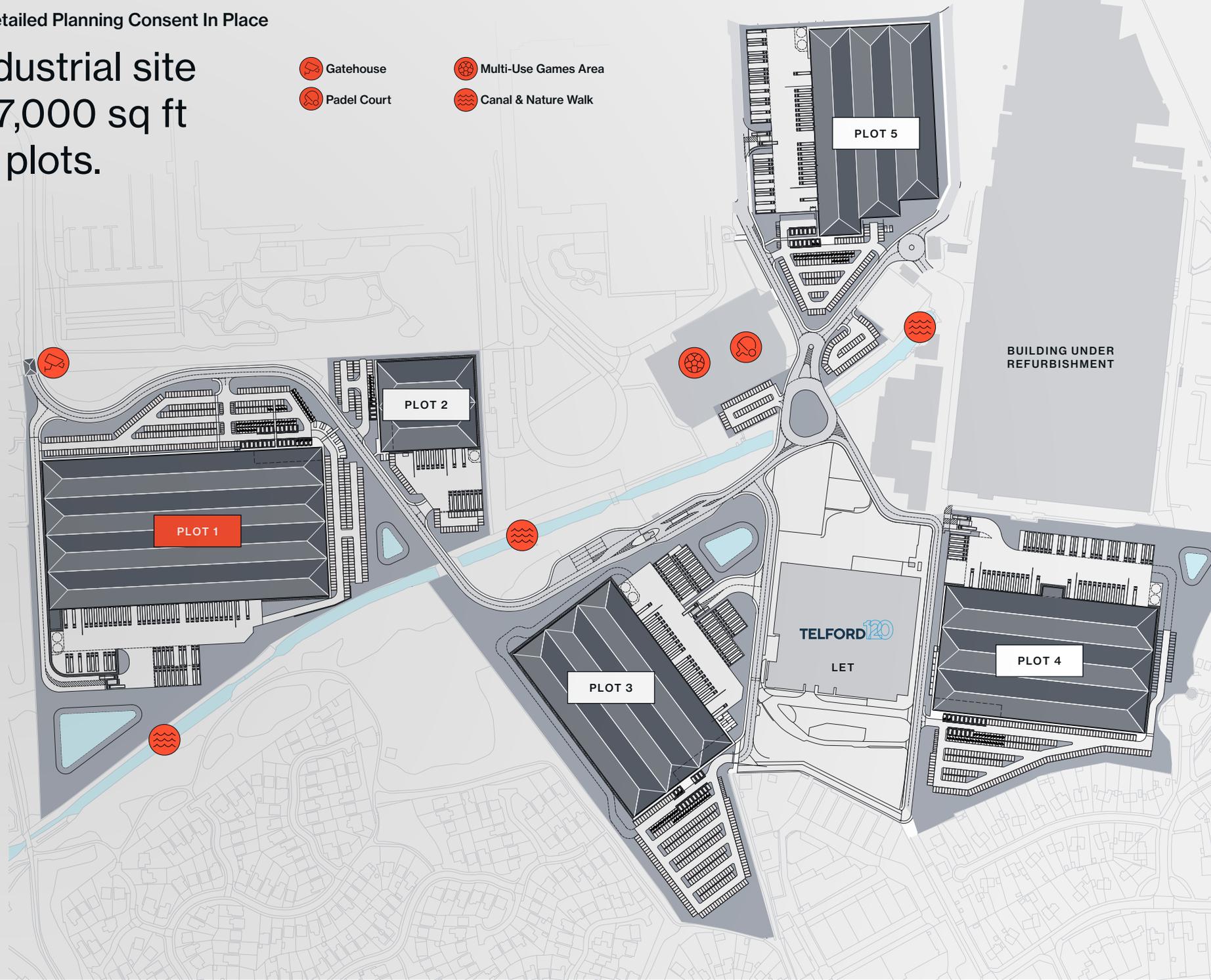
205,042 sq ft
19,045 m²

Plot 5

175,043 sq ft
16,257 m²

Telford 120

Let



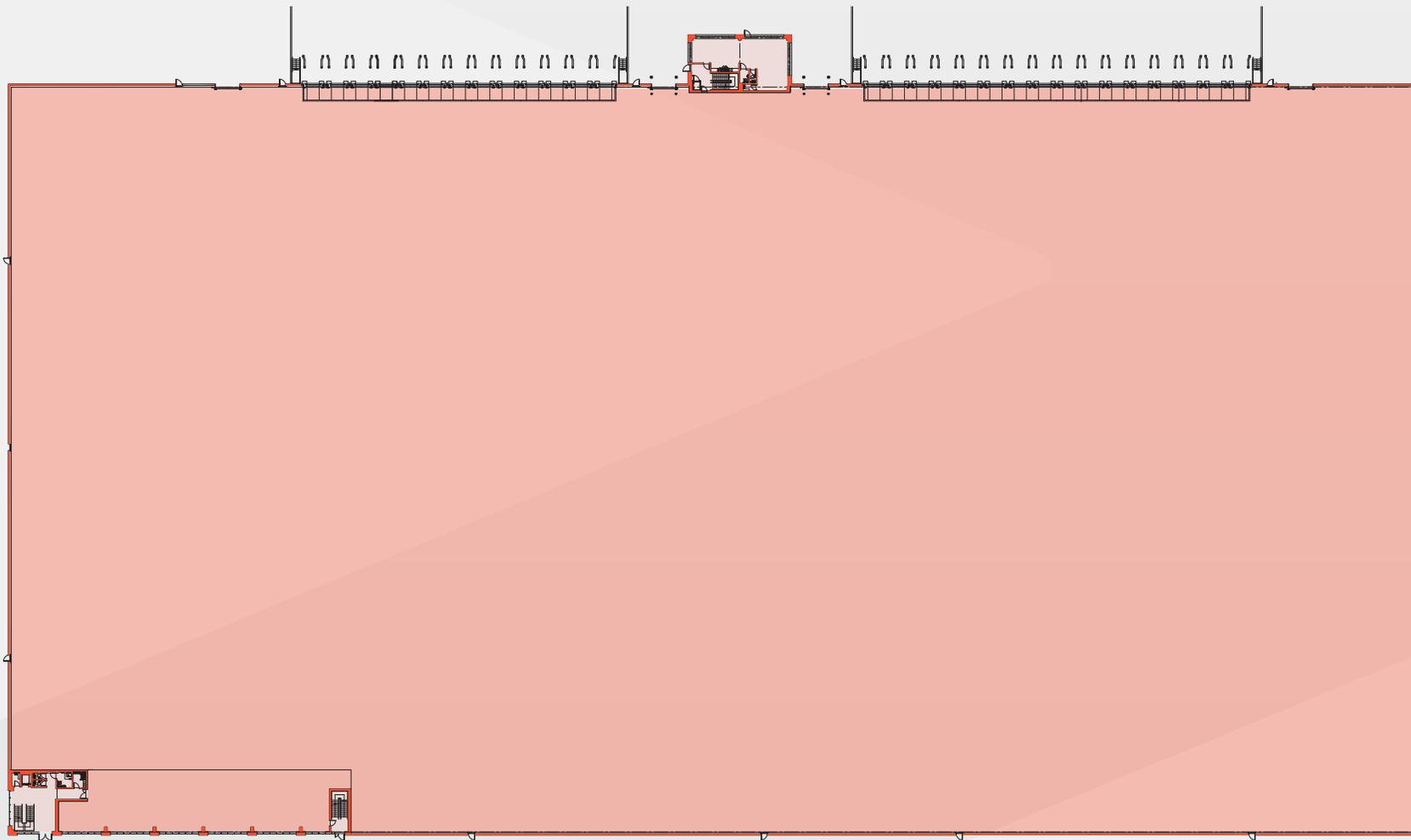
Build & Design Units: Detailed Planning Consent In Place

Unit 1 - Warehouse

Grade A industrial warehouse with 300,147 sq ft (27,885m²) of available space.

Warehouse

300,147 sq ft
27,885 m²



6

Level Access Doors

29

Dock Levellers

60

EV Charging Points

50 kN/m²

Floor Loading

496

Car Parking Spaces

18 m

Eaves Height

68 m

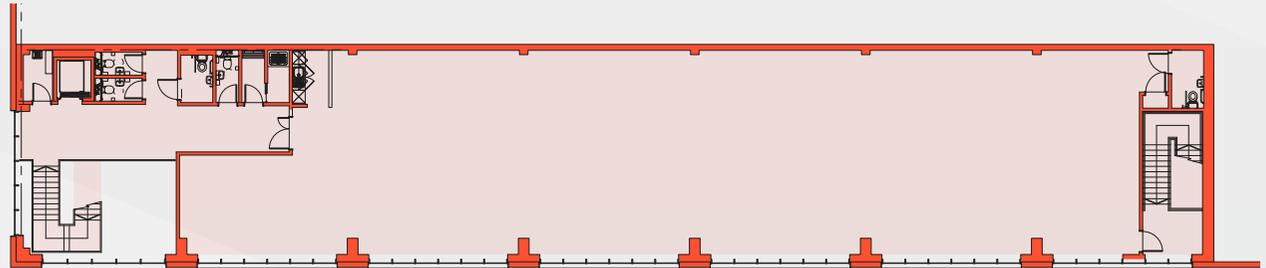
Yard Depth Max

Build & Design Units: Detailed Planning Consent In Place

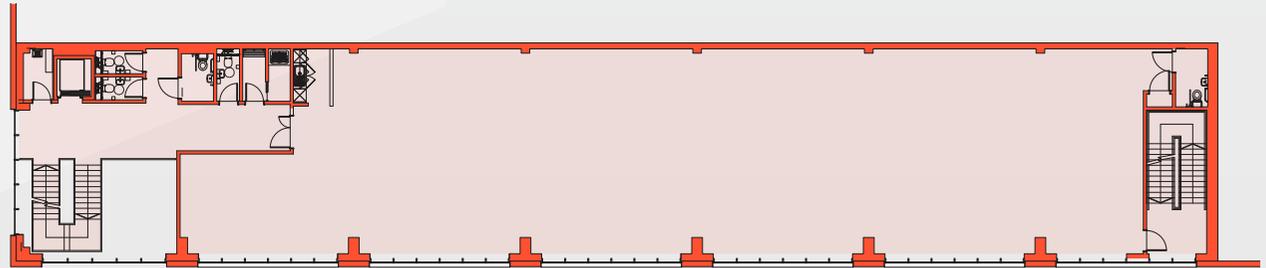
Unit 1 - Offices

First Floor Office5,333 sq ft
495.5 m²Second Floor Office5,333 sq ft
495.5 m²Third Floor Office5,333 sq ft
495.5 m²Total Area15,999 sq ft
1,486 m²

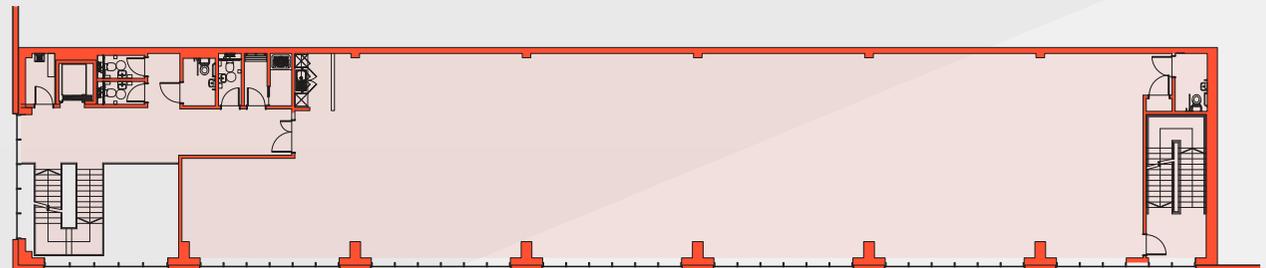
Third Floor



Second Floor



First Floor



Local areas and travel distances.

POST CODE /// TF1 6AA
WHAT3WORDS /// BEAD.LETTER.LATER

Towns & Cities	Miles	Mins
Shrewsbury	14 miles	20 mins
Wolverhampton	20 miles	30 mins
Birmingham	33 miles	45 mins
Stafford	22 miles	35 mins
Stoke-on-Trent	35 miles	50 mins
Chester	52 miles	70 mins
Coventry	55 miles	75 mins
Manchester	75 miles	90 mins
Derby	55 miles	80 mins

Motorways

A442	1 mile	2 mins
A518	3 miles	5 mins
M54	2 miles	5 mins
A41	5 miles	10 mins
A49	10 miles	15 mins
A5	12 miles	18 mins
M6	15 miles	20 mins
M5	30 miles	35 mins
M42	40 miles	45 mins



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We specialise in value-add investment opportunities, utilising our in-depth market intel and hands-on asset management capability to ensure value is maximised in each of our assets.

Total
Sq Ft

4^m

Value Under
Management

300^m

Current
Tenants

500

Telford Defence & Technology Park

Further Information



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