

PRODUCTION WAREHOUSE FACILITY



Unit A, Hortonwood 2
Telford, Shropshire, TF1 7GW

- Production Warehouse Facility extending to approximately 22,763 sq ft (2,115 sq m)
- Including a first floor mezzanine extending to circa 1,250 sq ft (116 sq m)
- Additionally, a covered storage area extending to circa 1,675 sq ft (155.6 sq m)
- Prominent location within Hortonwood

Unit A

Hortonwood 2, Telford

LOCATION

The property is located on Hortonwood 2, one of the main estate roads through Hortonwood industrial estate, which is accessed directly from the A442 Queensway at the Trench Lock interchange. The A442 provides a direct link with Telford town centre, approximately 3 miles away, and also Junctions 4 and 5 of the M54 motorway, which in turn links to the national motorway network.

Neighbouring occupiers include Bischof and Klein, Heinz Single Service and Makita Manufacturing.

DESCRIPTION

The property comprises a production warehouse facility which sits within a secure site. The property is built on a steel portal frame with blockwork walls and insulated metal profile cladding. The pitched, insulated roof incorporates transparent roof lights, and the floor is solid concrete.

The warehouse is lit with LED sodium lighting. The unit has an eaves height of approximately 6.5m, and access is by way of a roller shutter door that is extended to clear the eaves.

The office accommodation is arranged over two stories and includes kitchen and toilet facilities. The first floor offices are on the mezzanine floor.

Additionally, the property benefits from a covered storage area within a secure compound, which benefits from a roller shutter door and LED sodium lighting.

Externally, the property includes a large yard surfaced with tarmac, which is secured by palisade fencing and an electric barrier.

Adjacent to the main yard is an enclosed, concreted service yard, which is accessed via double gates.

We understand the site will be cleared when the current tenant vacates.

ACCOMMODATION

Description	Square Foot	Square Meters
Production Warehouse Area	19,445	1,807
Office / Ancillary	2,068	192
Mezzanine	1,250	116
Gross Internal Area	22,763	2,115
Covered Storage	1,675	155.6
Whole Site	1.5 ac	0.606 ha



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

The property currently has planning permission for Class B2 + B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

Leasehold: The property is available to let on a new lease on terms to be agreed. Please contact the agent for further details

RENT

Rent Upon Application

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

According to the Valuation Office Agency website, the rateable value of the property in the 2026 Rating List is £103,000

ENERGY PERFORMANCE CERTIFICATE

To be commissioned, EPC available shortly.

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.

ANTI MONEY LAUNDERING

A successful purchaser/tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

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

Ref: JND/4234

Contact: Sam Dolphin

Direct Line: 01952 521008

Mobile: 07902 754139

Email: sam@andrew-dixon.co.uk

Ref: JND/4234

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk