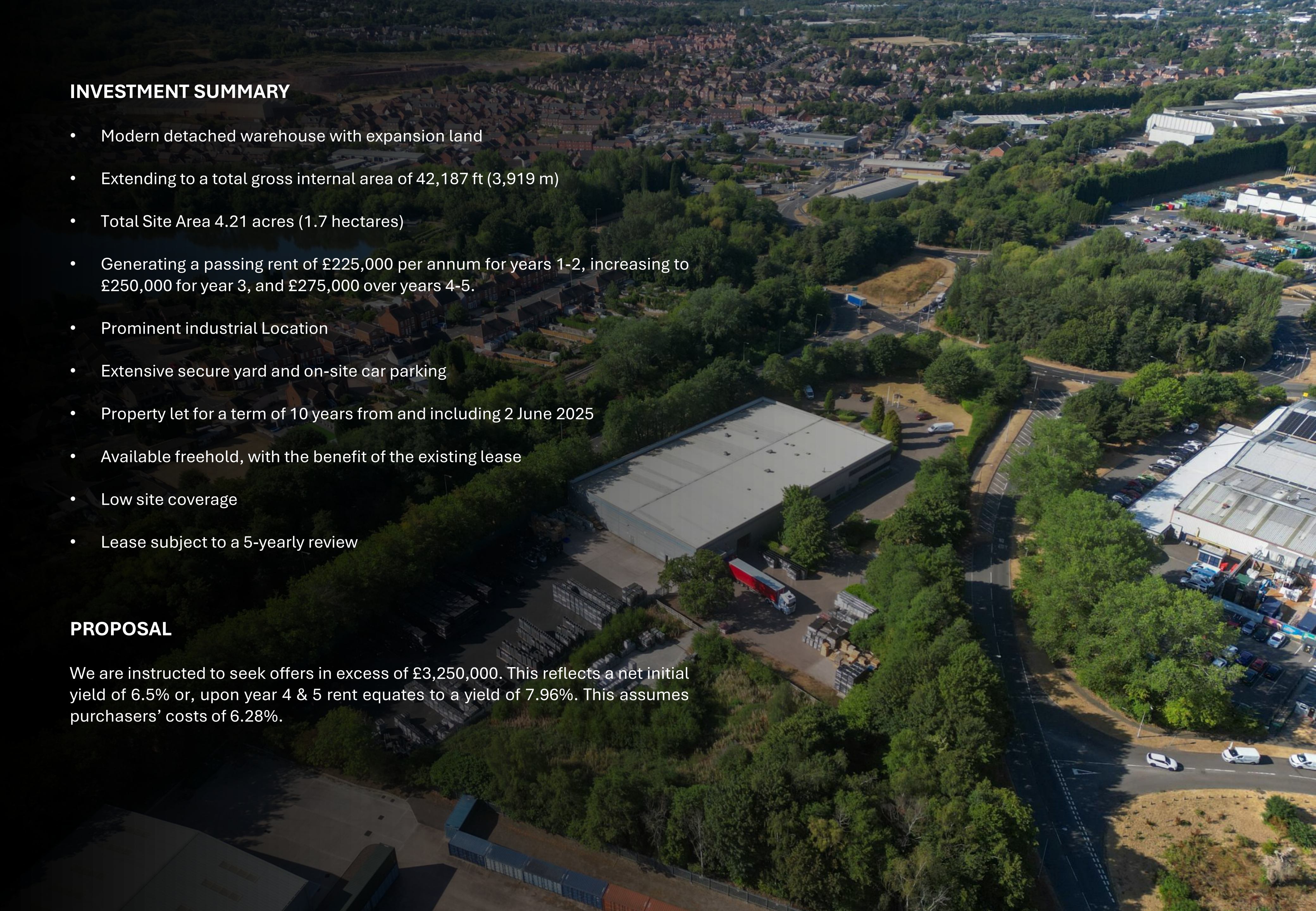

INDUSTRIAL INVESTMENT
ANDREW DIXON & COMPANY
SHROPSHIRE HOUSE, HORTONWOOD 1, TELFORD, SHROPSHIRE TF1 7GN



INVESTMENT SUMMARY

- Modern detached warehouse with expansion land
- Extending to a total gross internal area of 42,187 ft (3,919 m)
- Total Site Area 4.21 acres (1.7 hectares)
- Generating a passing rent of £225,000 per annum for years 1-2, increasing to £250,000 for year 3, and £275,000 over years 4-5.
- Prominent industrial Location
- Extensive secure yard and on-site car parking
- Property let for a term of 10 years from and including 2 June 2025
- Available freehold, with the benefit of the existing lease
- Low site coverage
- Lease subject to a 5-yearly review

PROPOSAL

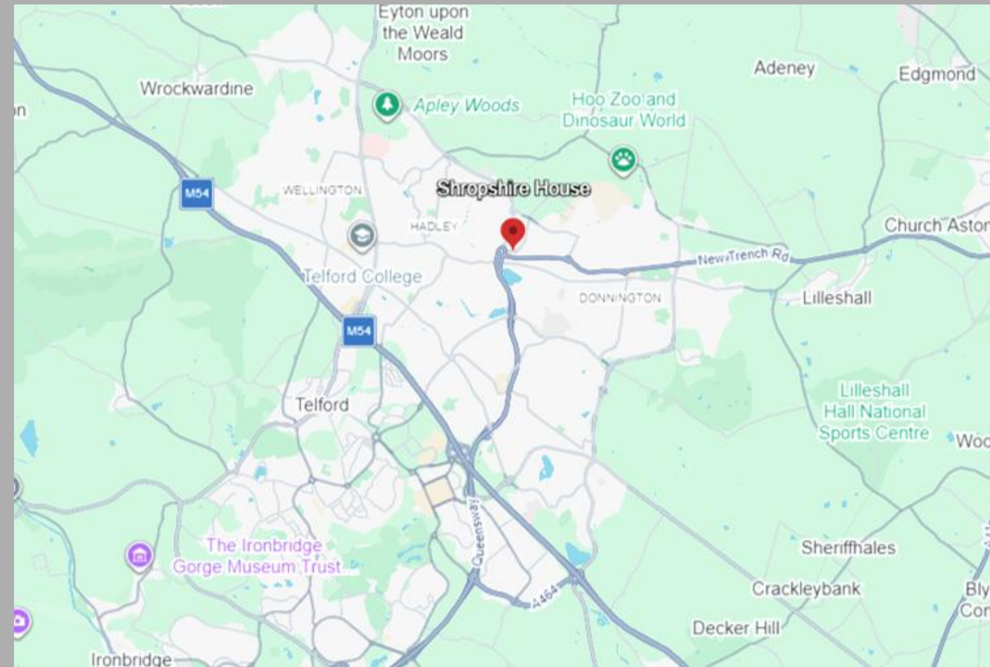
We are instructed to seek offers in excess of £3,250,000. This reflects a net initial yield of 6.5% or, upon year 4 & 5 rent equates to a yield of 7.96%. This assumes purchasers' costs of 6.28%.

LOCATION

Hortonwood is an established industrial and employment location situated to the north of Telford Town Centre, approximately four miles from Junction 5 of the M54 motorway, with access provided via the A442 Queensway. The location benefits from good connectivity to the wider Telford area and the regional road network. Birmingham and Wolverhampton are approximately 35 and 18 miles to the southeast respectively.

Hortonwood Industrial Estate is a well-established commercial location comprising a mix of industrial, warehouse, distribution and manufacturing premises, together with a number of established occupiers. The estate benefits from its proximity to the A442, providing a direct north-south route through Telford and convenient access to the M54 motorway.

The subject property is situated in a prominent position at the entrance to Hortonwood Industrial Estate, fronting onto the roundabout where the A442 Queensway meets the A518. The property therefore benefits from excellent visibility and accessibility, with its position at a key access point providing a strong profile to passing traffic.



DESCRIPTION

The property comprises a modern industrial/ production warehouse facility with integral two-storey office accommodation on a site area of circa 4.21 acres (1.7 hectares) including a generous car parking allocation, yard area and expansion land.

The warehouse was built in 1991 and is of steel portal frame construction with insulated cladding to the elevations beneath an insulated metal profile roof. Access is via two up-and-over doors. Internally, the warehouse has an eaves height of circa 20ft (6m) and is lit by LED lighting.

To the front of the building provides ground and first floor open plan offices, meeting rooms, cellular offices, canteen and WC facilities. The offices have networking throughout with suspended ceilings and gas-fired central heating. There is also a passenger lift.

Outside, there are 63 lined car parking spaces, together with a substantial yard area. In addition, there is expansion land to the rear, which could be utilized for the expansion of the site or further development, subject to planning consent.

ACCOMODATION

Description	Sq. Ft	Sq. M
Warehouse	24,434	2,270
Two-Storey Offices	17,753	1,649
Gross Internal Area	42,187	3,919
Site Area	4.21 ac	1.7 ha


Welcome to
advanced
INFRASTRUCTURE SYSTEMS LTD

COVENANT & LEASE DETAILS

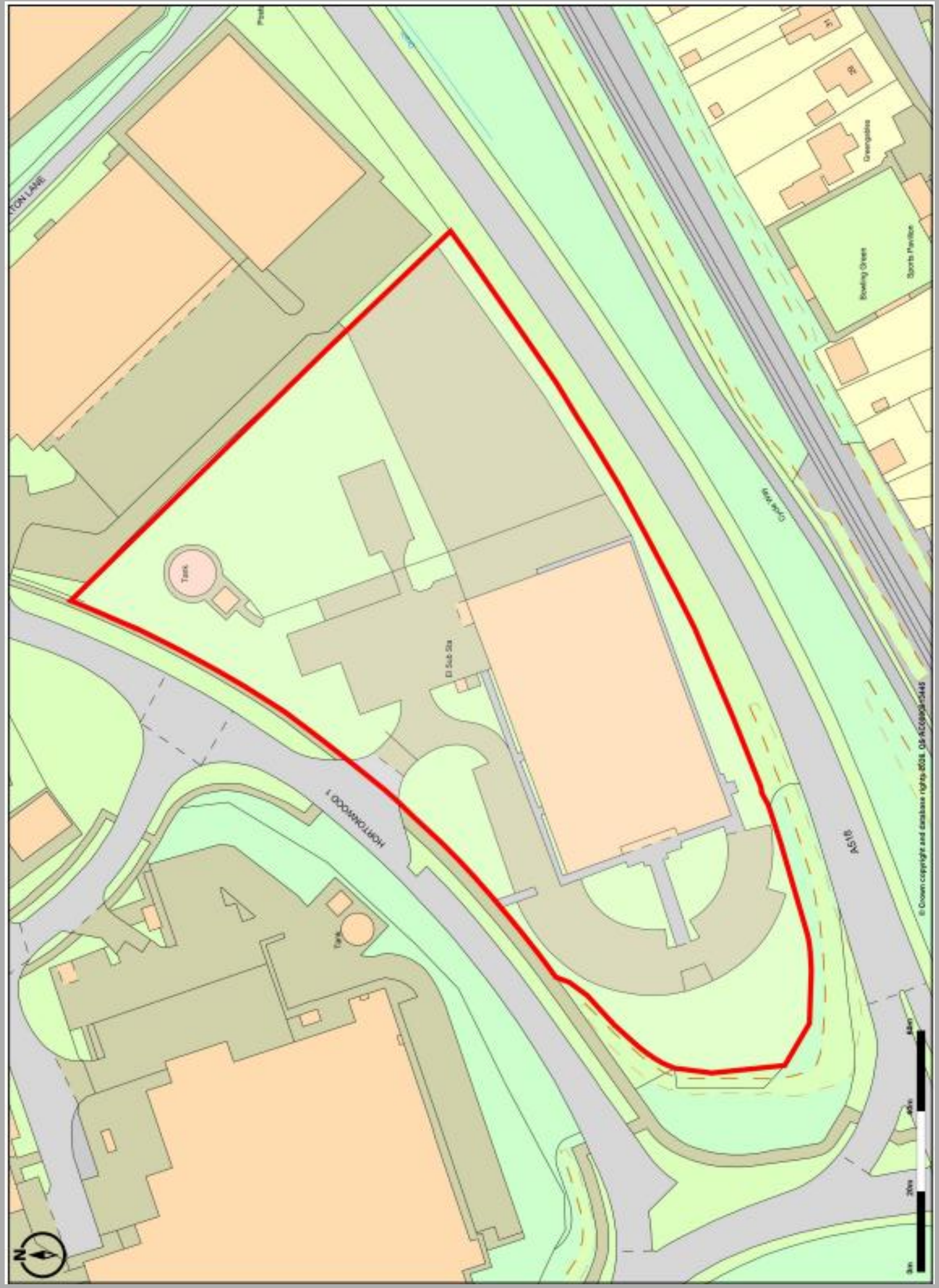
The property is let to Advanced Infrastructure Systems Ltd, who are a private limited company based in Telford who supply access chamber systems, access covers & frames, manhole ladders & safety systems and recycled plastic drainage products to the global infrastructure industry. In 2026, Advanced Infrastructure Systems Limited reported a net worth of £2.33 million.

Advanced Infrastructure Systems Ltd lease the premises on the following terms:

Tenant	Advances Infrastructure Systems Ltd
Lease Term	10 years from 2 June 2025
Rent: Years 1-2	£225,000 per annum
Rent: Years 3	£250,000 per annum
Rent: Years 4-5	£275,000 per annum
Rent Review	2 June 2030
Break Date	2 June 2030

Lease & Repair Obligation

The lease is a full repairing and insuring lease subject to a schedule of condition, but Landlord is responsible for any roof leaks until the roof recoating works are completed, which must be undertaken by 30 September 2027. Following completion of the recoating, all roof repairs and maintenance will be the Tenant's responsibility. However, the Landlord will benefit from the 10-year recoating guarantee.



Tenure

Freehold: The property is available freehold with the benefit of the existing lease.

EPC

The property has an EPC rating of D - 98.

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VAT

All figures quoted herein are exclusive of VAT at the prevailing rate.

ANTI-MONEY LAUNDERING

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

Planning

We have assumed the property has planning permission for uses within Class B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005). Interested parties to make their own enquiries.

Services

We understand that all mains' services are available or connected to the property. It should be noted that we have not tested these services, and interested parties should make their own enquiries.

Viewing

Strictly by appointment with the Agents' Telford office:
Contact: Alex Smith
Direct Line: 01952 512000
Mobile: 07795 275113
Email: alex@andrew-dixon.co.uk
Ref: AGS/4244

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