



## Unit B3, Access 442, Hadley Park East Telford, Shropshire TF1 6QX

- Modern business unit extending to approximately 2,510 sq ft (233 sq m)
- Built to a high specification, forming part of a new commercial development
- 8 on-site demised car parking spaces
- Estate security, including CCTV and gated access
- Established industrial/office location with good road access

# Unit B3, Access 442

## Hadley Park East

### LOCATION

The property is located on the newly constructed Access 442 site, which is adjacent to Hortonwood West Industrial Estate and Hadley Park East office campus development.

The site is accessed from the A442 Queensway, being some 3 miles north of Telford town centre, which links to the motorway system via Junctions 4 and 5 of the M54.

The property itself is accessed off the Hadley Park roundabout and enjoys a mid terrace position on the development. Nearby occupiers include Screwfix, Euro Garage petrol filling station and Hadley Park Hotel.

### DESCRIPTION

The property forms part of the Access 442 development, a high quality light industrial scheme on a 5 acre site.

Unit B3 comprises a mid terrace light industrial unit, which was built in 2020. The accommodation is arranged at ground floor level and offers an open plan warehouse incorporating a kitchen and WC facilities to the rear. The property benefits from LED lighting throughout.

The unit has both a pedestrian entrance and an up-and-over roller shutter access on the front elevation.

Externally, there are 8 on-site demised car parking spaces to the front of the unit and elsewhere on the estate.

### ACCOMMODATION

Total Gross Internal Area	2,510 sq ft	233 sq m
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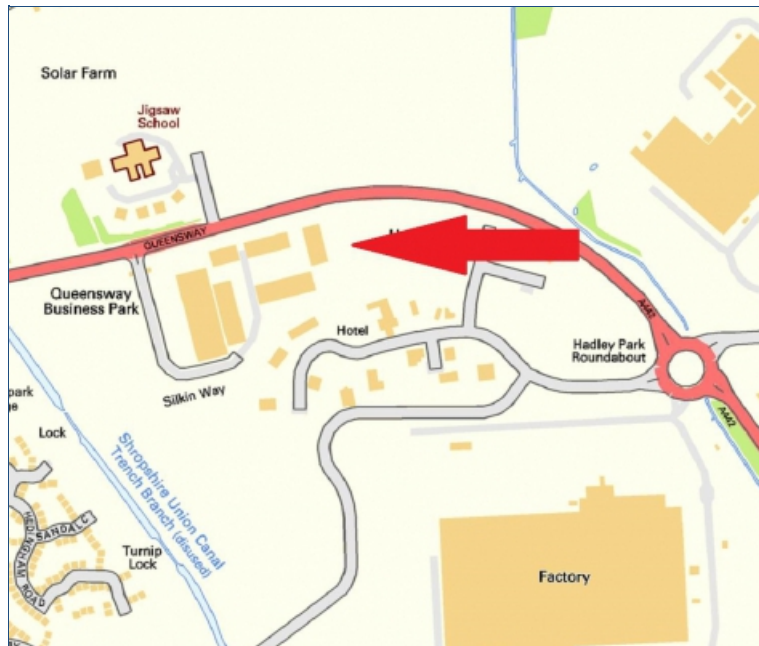
### SERVICES

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.

### PLANNING.

We understand the unit has planning permission for Class E use within the Town and Country Planning (Use Classes) Order 1987 (as amended).

The property would suit both light industrial and offices uses.



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### TENURE

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

### RENT

The quoting rent is £20,000 per annum exclusive.

### SERVICE CHARGE

There is an estate service charge for the upkeep and maintenance of the communal areas. Further details upon request from the agent.

### 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 2023 rating list is £16,250.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of B(31).

### 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](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3970



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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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