



TELFORD
BUSINESS PARK

TELFORD120

FULLY REFURBISHED MODERN WAREHOUSE UNIT
120,700 SQFT [11,215 SQM]

AVAILABLE Q2 | 2024

Sat Nav: TF1 6AA ///: [profitd.stunt.lions](https://www.profitd.stunt.lions)



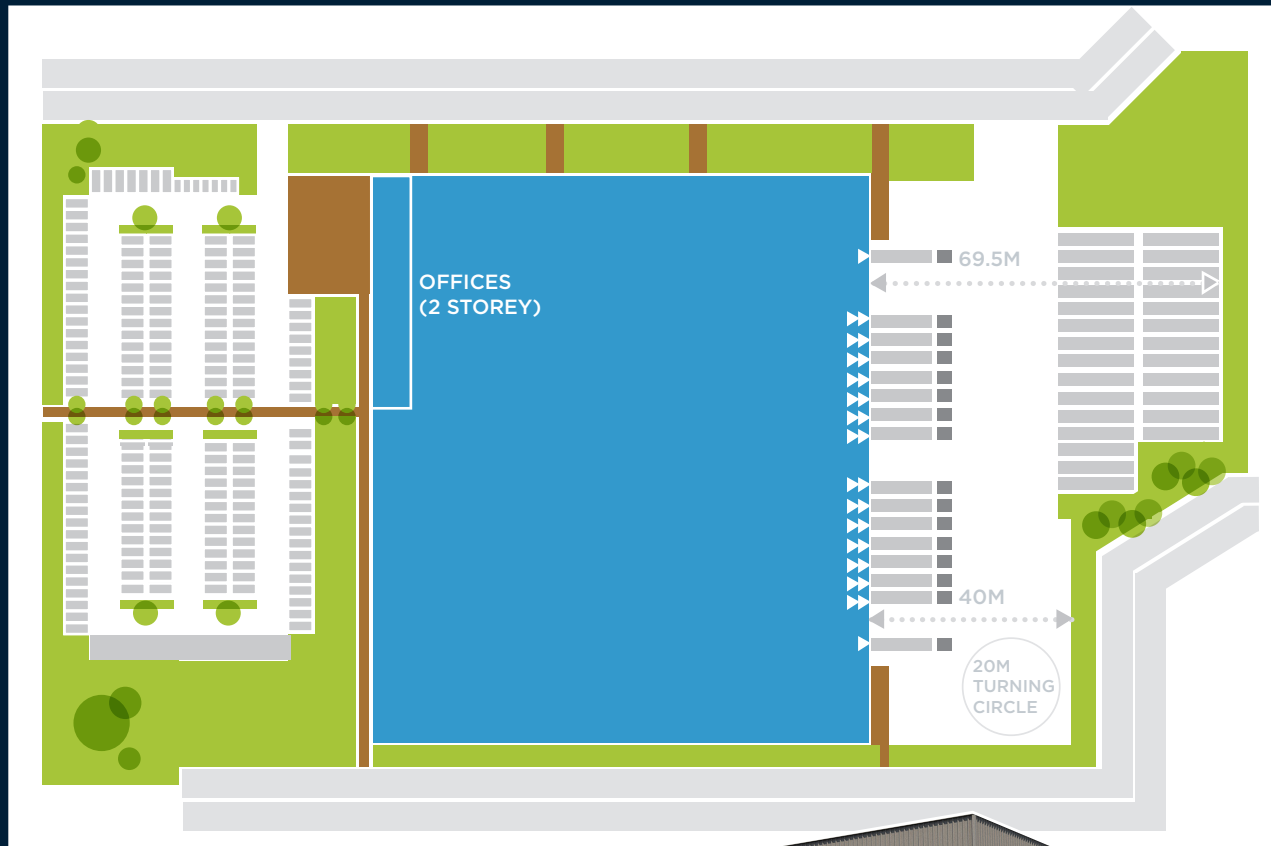
MRE MERCIA REAL ESTATE

TELFORD120

120,700 SQFT [11,215 SQM]

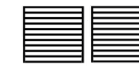
KEY

- ▶ DOCK DOORS
- ▶ LEVEL ACCESS DOORS



FLOOR AREAS

Warehouse	114,415 sq ft
GF Office	1,285 sq ft
FF Office	5,000 sq ft
GIA	120,700



2

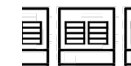
LEVEL
ACCESS
LOADING
DOORS



200
CAR
SPACES

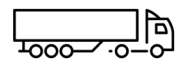


69.5M
LARGE
SECURE YARD



14

DOCK
LEVEL
LOADING
DOORS



27
HGV
SPACES



2

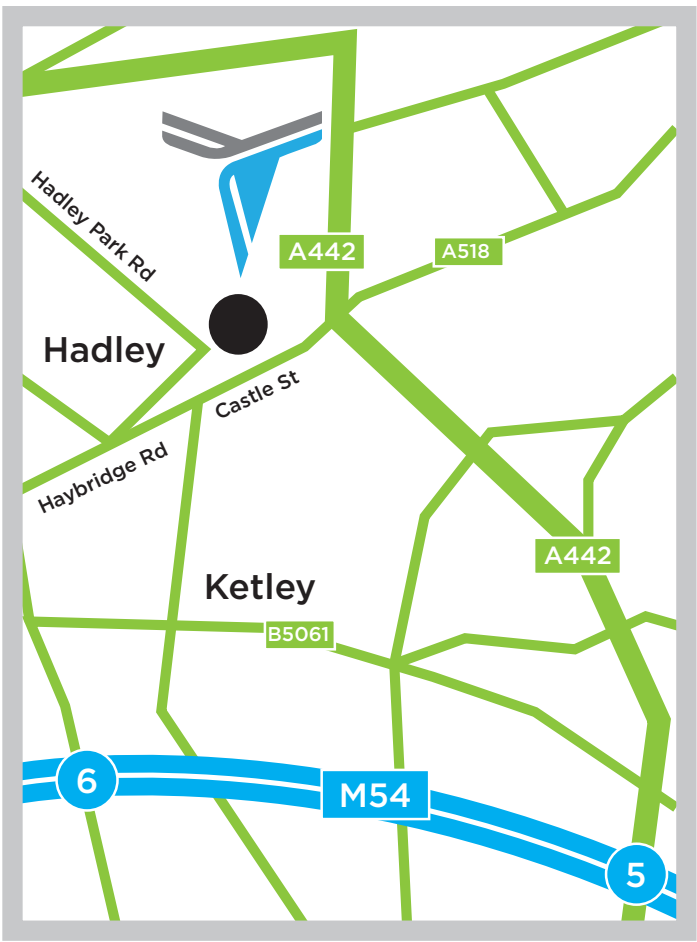
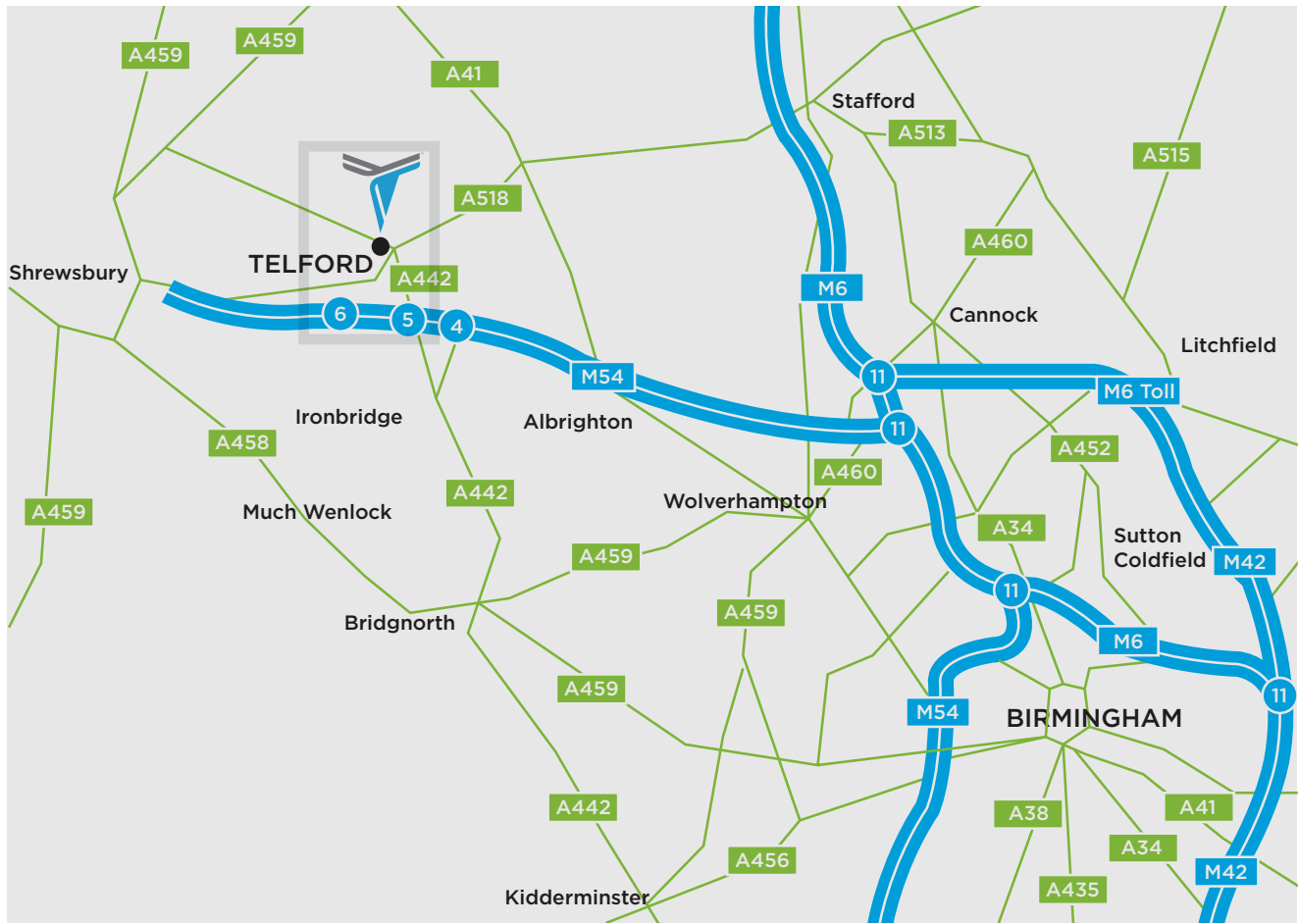
STOREY
OFFICES



10M
EAVES



LOCATION



TBP is located 2.5 miles north west of Telford town centre, with excellent access via the A442 dual carriageway to Junction 5 of the M54 motorway, leading to the M6 motorway which is approximately 15 miles to the east and hence the national motorway network.

Telford is strategically located adjacent to the M54 motorway approximately 10 miles to the east of Shrewsbury. Wolverhampton and Birmingham are approximately 16 and 35 miles to the south east respectively.



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M54 - J5	4 miles	20 minutes*
M6 - J11	21 miles	30 minutes*
Telford	4.5 miles	25 minutes*
Birmingham	37 miles	45 minutes*
Wolverhampton	22.5 miles	30 minutes*
London	150 miles	180 minutes*
Birmingham Airport	50 miles	60 minutes*

* Drive times based on National UK speed limits.

DEMOGRAPHICS

50%

50% population in manual work.

SKILLED

Telford has a strong manufacturing, engineering and agricultural history.

6,250

Telford is home to around 6,250 businesses with many international companies being established in the town for over 20 years.

350,000

Telford has a workforce of circa 350,000 located within 30 minutes of the town.

CENTRAL

Telford's central position in the UK makes it a beneficial location to serve a wide client base.

www.investtelford.co.uk



TELFORDBUSINESSPARK.CO.UK
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