



Office/Retail Space, PR House, Hortonwood 30 Telford, Shropshire, TF1 7ET

- Flexible ground and first floor office/retail accommodation
- Suites available from 1,000 sq ft to 5,000 sq ft (93 sq ft to 465 sq m)
- Suitable for office or alternative commercial use, subject to planning consent
- Allocated car parking with dedicated on-site car park
- Prominent location on Hortonwood Industrial Estate

Office/Retail Space

PR House, Telford

LOCATION

Telford is a large new town in Shropshire in the West Midlands. It is located approximately 35 miles (56km) west of Birmingham, 20 miles (32km) west of Wolverhampton, 13 miles (21km) east of the county town of Shrewsbury, and 28 miles (45km) south of Stoke-on-Trent.

The property itself enjoys a prominent roadside location on Hortonwood Industrial Estate, directly opposite the A442 dual carriageway. Hortonwood is an established industrial estate with excellent access to the M54 motorway at Junctions 5 and 6.

Nearby occupiers include DHL Express, Craemer UK, DENSO Manufacturing and Heinz Food Service.

DESCRIPTION

The property comprises two-storey commercial space within PR House - a multi-let warehouse facility with extensive office accommodation, complete with a large dedicated car park to the front of the building.

The subject premises is currently utilised as office space, however it would be suitable for a variety of other retail/commercial uses, subject to the necessary planning permission.

The available accommodation is currently arranged in a number of ground and first floor suites of varying size. There are shared WC facilities on each floor and a passenger lift.

Externally, the available accommodation benefits from an allocated number of car parking spaces within the dedicated car park.

ACCOMMODATION

Suites from 1,000 sq ft to 5,000 sq ft	(93 sq m to 465 sq m)
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SERVICES

We understand that all mains services are available or connected to the property. However, 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



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PLANNING

We assume that the property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended). It does lend itself to alternative retail/commercial uses subject to planning permission and interested parties should make their own enquiries with the Local Planning Authority

TENURE

Leasehold: The individual suites are available to lease on terms to be agreed. They can be taken separately or combined, dependent on requirements..

RENT

Rent upon application.

SERVICE CHARGE

There is a service charge for the upkeep of the communal areas. Further details are available upon request from the letting agent.

BUSINESS RATES

Each suite is assessed separate for business rates and interested parties are advised to make their own enquiries in this regard.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D-77.

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.

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

Ref: AGS/4121



Printcode: 202569

What's this?

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.

ANDREW DIXON
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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