



## Warehouse at PR House, Hortonwood 30 Telford, Shropshire, TF1 7ET

- Self-contained, three-bay warehouse accommodation
- Extending to approximately 52,385 sq ft (4,866 sq m)
- 2 x dock levellers and 1 level access door
- Shared circulation area/service yard
- Prominent location on Hortonwood Industrial Estate



# Warehouse Premises

## 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 single storey warehouse space within PR House - a multi-occupied warehouse facility with extensive office accommodation, complete with a large dedicated car park to the front of the building.

The subject premises is self-contained and arranged in three steel framed bays with eaves heights from 5.3m to 6.1m. The accommodation is accessed via two dock-level loading doors and one level-access loading door to the side, and provides flexible warehouse storage space

It also benefits from shared canteen and WC facilities within the larger building.

Externally, the available accommodation benefits from a shared service yard/circulation area to the side of the property.

### ACCOMMODATION

Gross Internal Area	52,385 sq ft	(4,866 sq m)
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### SERVICES

We understand that mains electric and water are 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

Interested parties are advised to make their own enquiries with the Local Planning Authority.

### TENURE

Leasehold: The warehouse is available to lease on terms to be agreed.

### 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

Interested parties are advised to make their own enquiries with the Local Rating Authority.

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

Ref: AGS/4121



Printcode: 202569

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