

Units C5-C9, Hortonwood 10 Telford, Shropshire, TF1 7ES

- Terraced industrial/warehouse accommodation with single storey offices
- Currently one available unit remaining of 5,118 sq ft (475.46 sq m)
- On site car parking to front of units and secure yard area to the rear
- Prominent roadside position on established and popular industrial estate

Units C5-C9

Hortonwood 10, Telford

LOCATION

Hortonwood Industrial Estate is located approximately 2.5 miles north of Telford Town Centre and enjoys easy access to the M54 motorway via Junctions 5 and 6. Approximately 1 mile to the south is the A442 Queensway dual carriageway, which provides access to all parts of the town, and the A518 giving access to Newport approximately five miles distant.

The property forms part of a terrace of similar buildings on Hortonwood 10 and has the benefit of a prominent roadside position fronting onto the Hortonwood 7 estate road, which leads to the main A442 Queensway.

DESCRIPTION

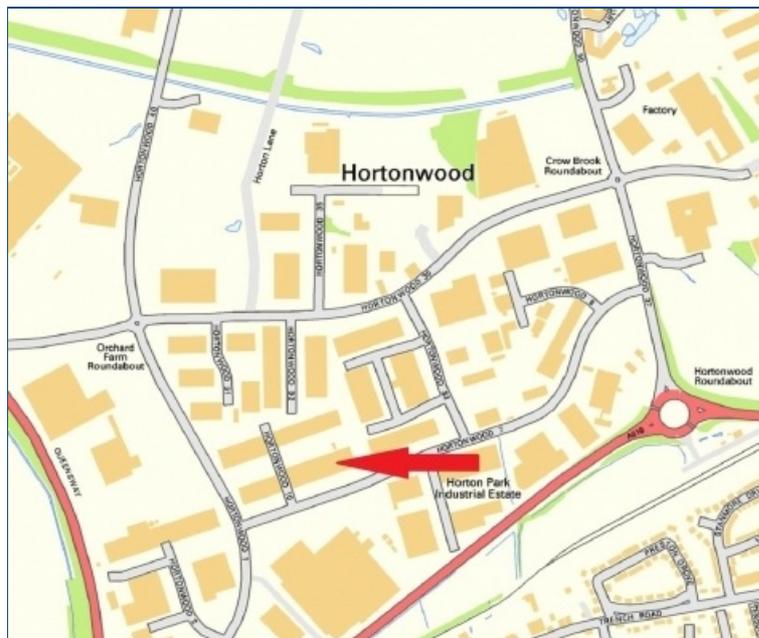
The property comprises a terrace of five industrial units, which were built in the early 1980's by the former Telford Development Corporation. Each unit incorporates a single storey, flat felt roofed office block to the front and a main warehouse to the rear, which in turn leads to an open storage yard.

The units are of steel frame construction with a blockwork end wall to a height of approx 7ft (2.13m), having profiled steel cladding with insulated panelling to an eaves height of 16ft (4.88m). There is similar cladding to the ridge, which has a height of circa 21ft (6.4m). The warehouses provide a clear span working width surmounted by a steel portal framed pitched roof incorporating insulated sheeting interspersed with perspex.

Access to each warehouse is via a steel up-and-over door, which opens to an enclosed yard to the rear. An administration block provides offices, washing and WC facilities and there is a communal car parking facility to the front of the premises. The total site area is 0.65 acres.

ACCOMMODATION (CURRENT AVAILABILITY)

Demise	Size	EPC	Status
Unit C5	5,124 sq ft (476 sq m)	D(93)	LET
Unit C6	5,126 sq ft (476 sq m)	D(82)	LET
Unit C7	5,129 sq ft (477 sq m)	C(75)	LET
Unit C8	5,118 sq ft (475 sq m)	C(74)	Available
Unit C9	5,115 sq ft (475 sq m)	C(72)	LET



Misrepresentation Act 1967: Andrew Dixon & Company, for themselves and for the vendors or the landlords of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchasers or tenants and do not constitute any part of an offer or contract. ii) All descriptions, dimensions and references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility, and intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Andrew Dixon & Company has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) The reference to any plant, machinery, equipment, fixtures and fittings, or services at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.



PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

Leasehold: The units are available to let on new leases - terms to be negotiated.

RENT

Rents upon application.

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.

SERVICE CHARGE

A service charge is levied by the landlord to cover a proportion of the costs of maintenance, cleaning and lighting to the common areas of the estate.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2010 rating list is: Units C5-C6 (currently combined) £35,500 and Units C7-C9 (currently combined) £52,500.

ENERGY PERFORMANCE CERTIFICATE

For energy ratings, please see 'Accommodation'.

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: Nicholas Dixon MRICS

Direct Line: 01952 521006 Mobile: 07957 828 563

Email: nicholas@andrew-dixon.co.uk

Ref: JND/1509



Printcode: 2014626

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
& COMPANY

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