

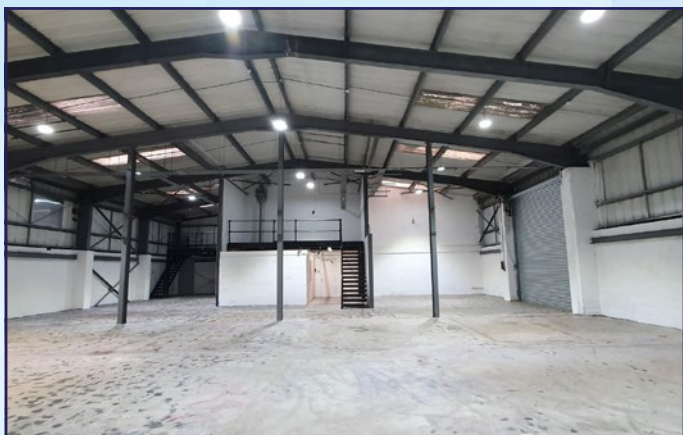
TO LET

UNIT 4, HORTONWOOD 8
TELFORD, TF1 7GR



DETACHED WAREHOUSE / INDUSTRIAL PREMISES **6,782 sq ft (630 sq m)** (Approx. Total Gross Internal Area)

- Two Storey office / ancillary
- Roller shutter loading door
- 4.8m internal haunch height
- Canopy and mezzanine stores
- Fenced site with gated entrance



DESCRIPTION

The property comprises a detached warehouse / industrial unit with the following specification:

- 4.8m internal haunch height
- Roller shutter loading door
- Two storey office / ancillary
- Mezzanine stores
- Canopy
- Fenced site with gated entrance
- Warehouse lighting
- Weighbridge

ACCOMMODATION

	SQ M	SQ FT
Warehouse	465.64	5,012
Ground Floor Office / Ancillary	90.38	973
First Floor Office / Ancillary	74.04	797
TOTAL Approx. Gross Internal Area	630.06	6,782
Mezzanine Stores	43	463
Canopy	154.19	1,660

TENURE

The property is available to let by way of an assignment of the existing lease expiring 3rd April 2031. An underlease or new lease are available on terms to be agreed.

RENT

The passing rent will be £46,344.53 per annum exclusive from 4th April 2026.

EPC

The property has an EPC rating E-102.

PLANNING

Interested parties are advised to make their own enquiries to the local planning authority.

VAT

All prices quoted are exclusive if VAT, which may be payable at the prevailing rate.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their solicitor or surveyor.

RATEABLE VALUE

The Valuation Office Agency describes the property as a "workshop and industrial premises" that has a rateable value of £45,500, dated from 1 April 2026.

MONEY LAUNDERING

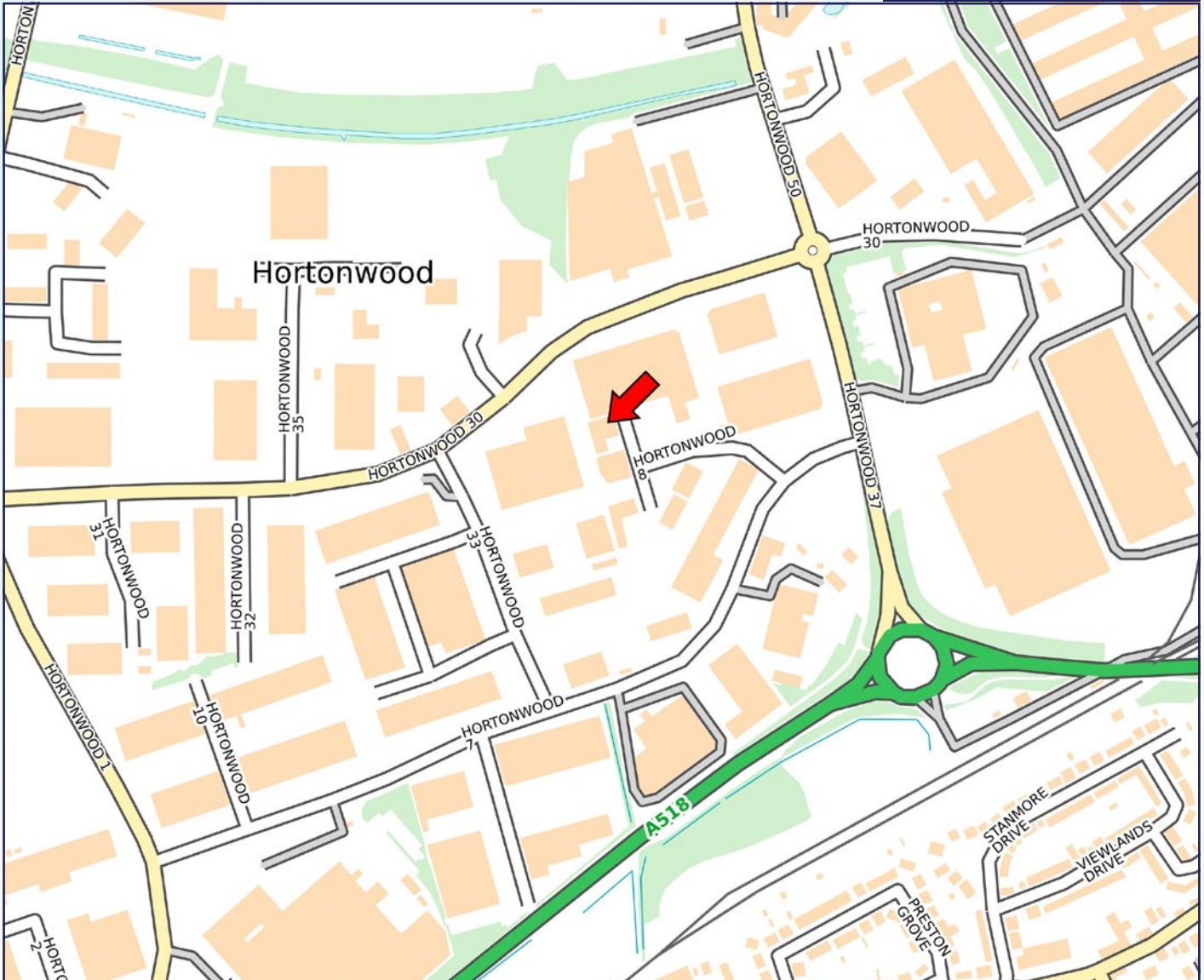
Money Laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.



LOCATION

Hortonwood 8 is located on Hortonwood Industrial Estate, which is one of the main industrial parks in Telford with easy access off the A442 and A518. Hortonwood is approximately 4.5 miles to the north of Telford Town Centre, Telford Railway Station, and Junction 5 of the M54 motorway.

POSTCODE: TF1 7GR



VIEWING Strictly via sole agents

Matthew Tilt
matthew.tilt@harrislamb.com
07834 626 172

Elliott Ward
elliott.ward@harrislamb.com
07827 396048

✉ info@harrislamb.com

harrislamb
PROPERTY CONSULTANCY

01952 979530

Suite 7 Pemberton House Stafford Park 1 Telford TF3 3BD

www.harrislamb.com

SUBJECT TO CONTRACT Ref: T0008038 Date: 01/26

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