

TO LET

UNIT 9, HORTONWOOD 33
TELFORD, TF1 7EX



WAREHOUSE / INDUSTRIAL PREMISES

3,617 sq ft (336.03 sq m) (Approx. Total Gross Internal Area)

- Internal height to haunch of 4.6m rising to 6.1m
- Electric ground level loading door
- Service yard
- Communal car parking

DESCRIPTION

The property comprises a terraced industrial warehouse unit incorporating an office, W.Cs, and warehouse with a minimum height to haunch of 4.6m rising to 6.1m. There is an electric ground level loading door providing access from a service yard to the rear. Communal parking is to the front of the property.

ACCOMMODATION

	SQ M	SQ FT
Warehouse	281.96	3,035
Offices/ancillary	54.07	582
TOTAL Approx. Gross Internal Area	336.03	3,617

TENURE

The property is available by way of an assignment of the existing lease expiring 15 October 2026. An underlease or new Lease are available on terms to be agreed.

RENT

Contact the agents.

EPC

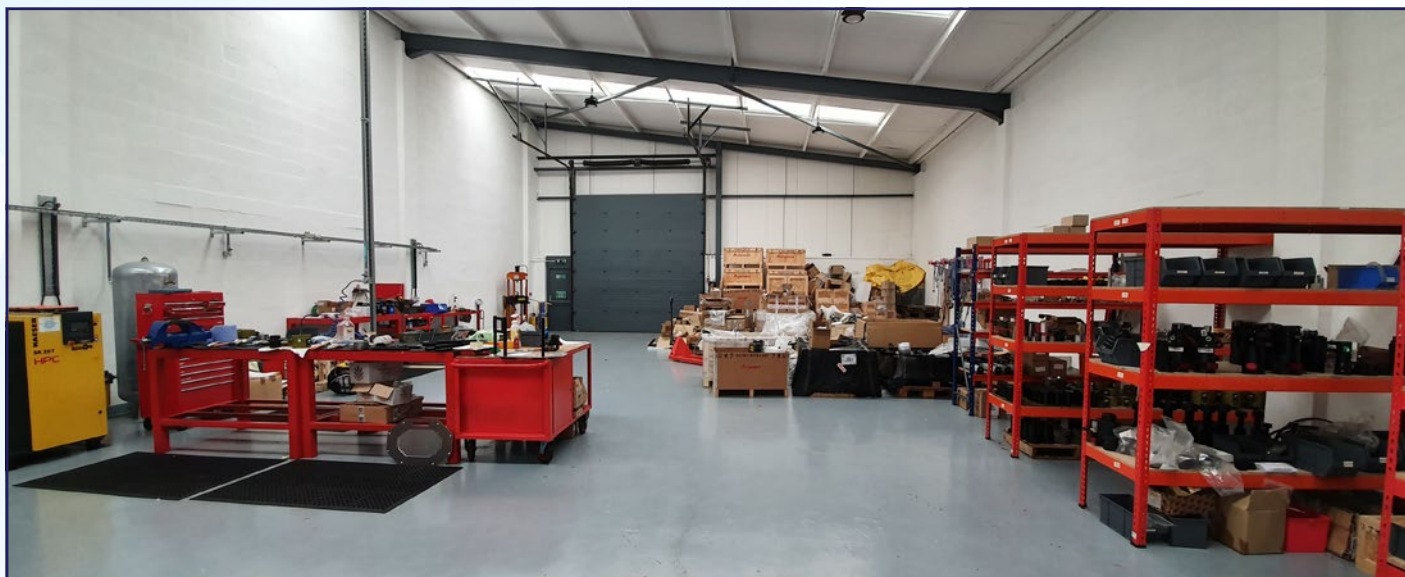
The property has an EPC rating D-95.

PLANNING

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

VAT

All prices quoted are exclusive of VAT, which may be chargeable 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, surveyor, or contractor.

LEGAL COSTS

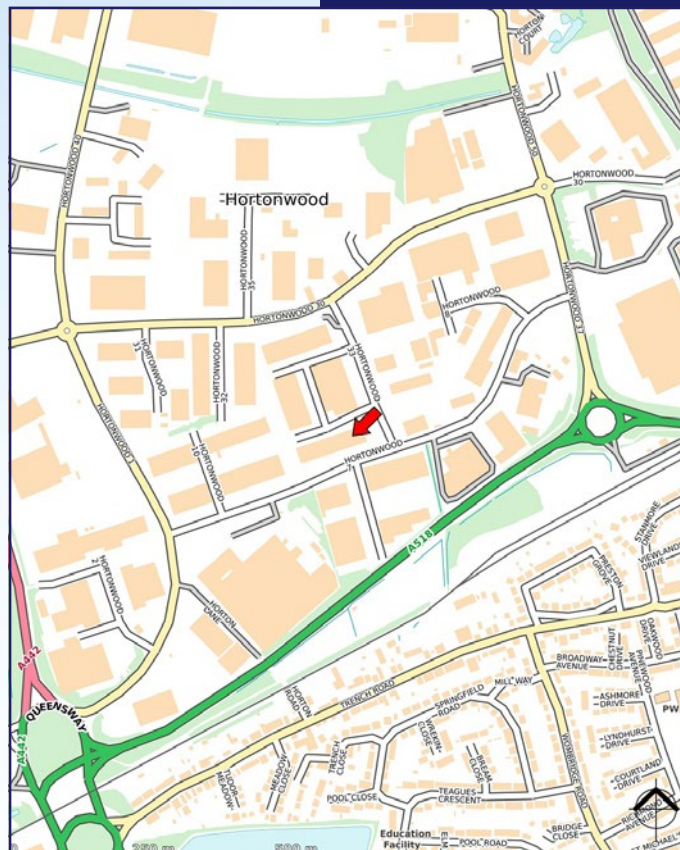
Each party to be responsible for their own legal costs incurred in any transaction.

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 purchasing/leasing entity

LOCATION

Hortonwood 33 is well 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..



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: T0008029 Date: 06/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.