

TO LET / FOR SALE

TOTAL PARK TELFORD, HORTONWOOD 45, TELFORD, TF1 7FA

AVAILABLE FROM APRIL 2025  PLANET.DRIVE.AIRSTRIP



TOTAL PARK
TELFORD



- 55,240 sq ft to 95,110 sq ft
- Speculative development
- 5 MVA power supply
- Excellent access to M54 Motorway
- High Bay accommodation 9-12.5m eaves
- Detailed planning consent B1/B2/B8

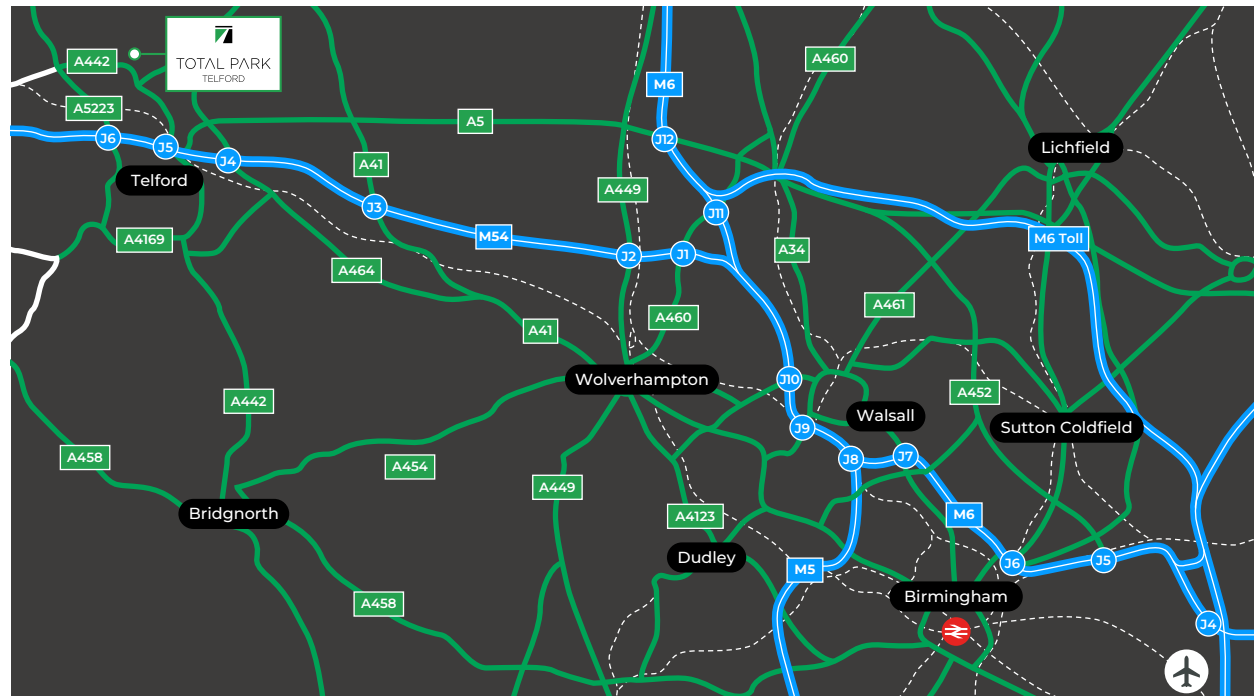
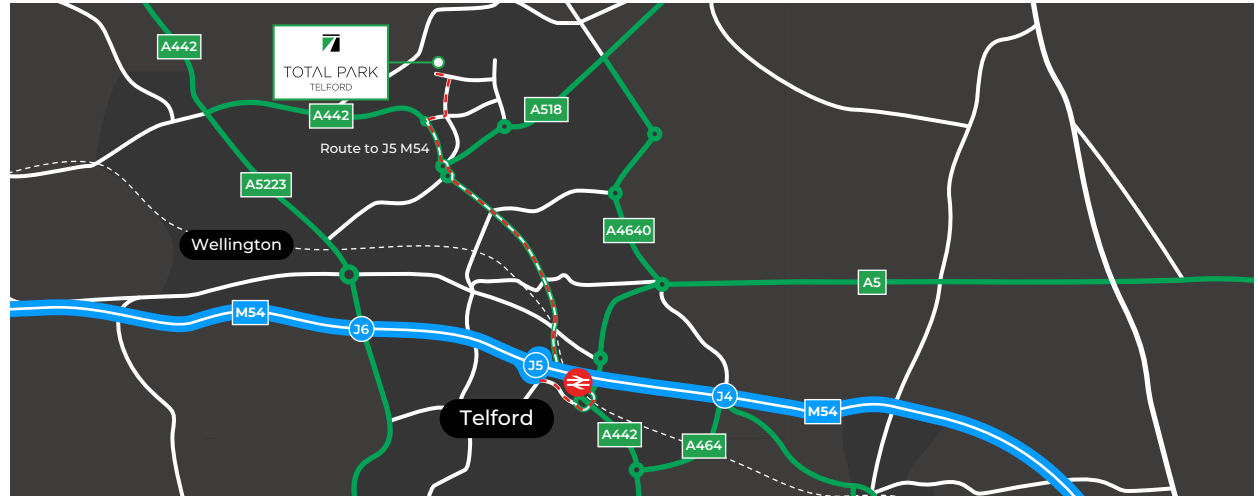
LOCATION

Telford is a well-established commercial location within the West Midlands, situated approximately 33 miles north west of Birmingham and 64 miles south of Manchester. Telford's central positioning within the UK and strategic connectivity to the national motorway network via the M54 and M6 Motorways, provides excellent road connectivity to all areas of the Midlands, North West and South East.

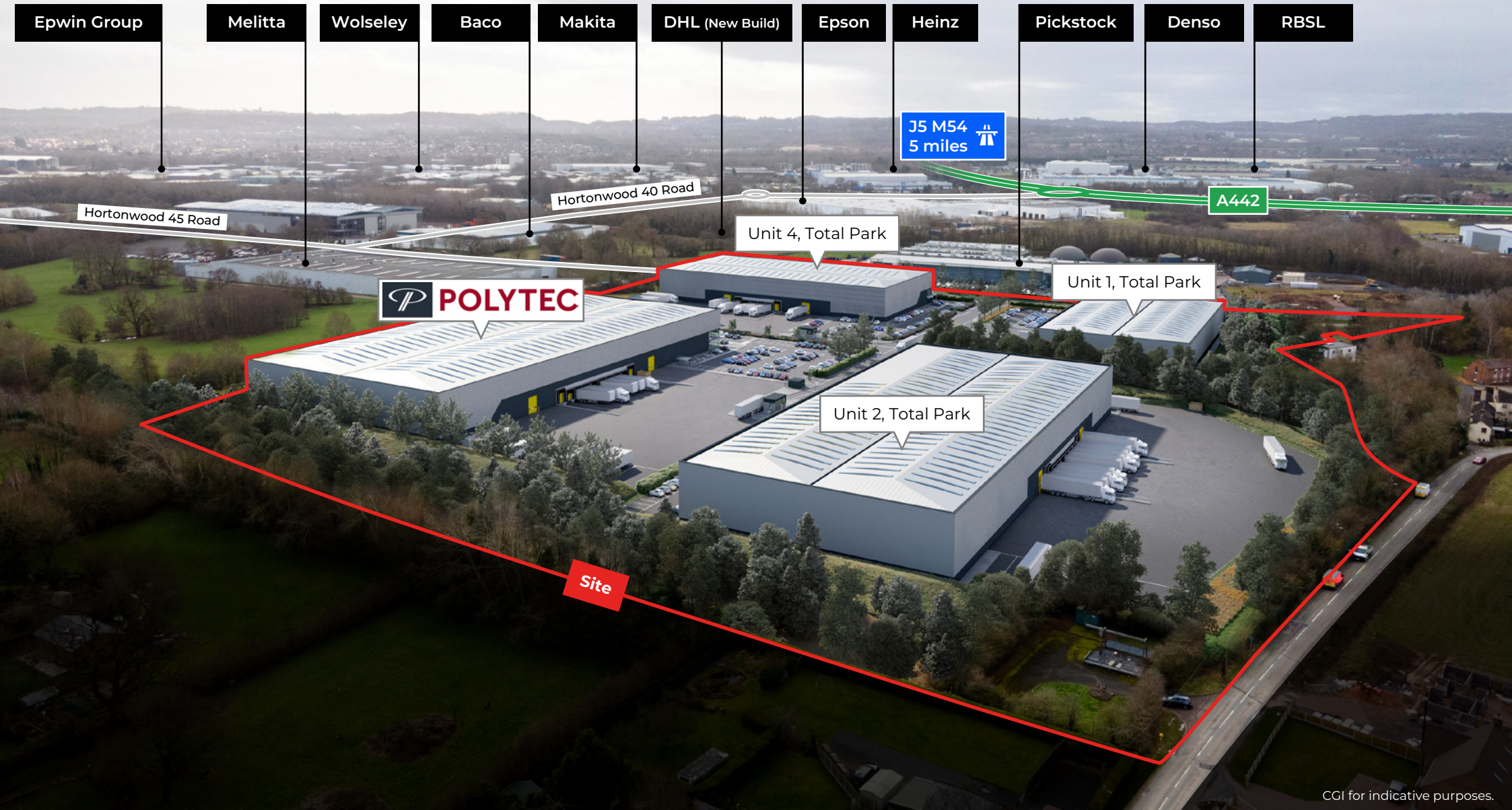
Telford and the surrounding area has experienced significant inward investment in recent years, including the £83 million Ministry of Defence fulfilment centre built in 2017 and Jaguar Land Rover's 750,000 sq ft advanced engine facility at i54. The 226 acre strategic development site at i54 comprises approximately 2.5 million sq ft of commercial development which has already significantly boosted the regional economy and surrounding industrial market.

SITUATION

Total Park Telford is situated to the North of Hortonwood 45 road, within the well-established Hortonwood Industrial Estate, one of Telford's principal employment areas. The Park is located at the intersection of the A442 Queensway Dual Carriageway and the A518, approximately 4 miles north of Telford Town Centre. Hortonwood 45 leads directly to the A442 via Hortonwood 40, providing unfettered access to Junction 5 of the M54 Motorway 5 miles south. Significant occupiers within Hortonwood Industrial Estate include Wolseley, BAE Systems, Makita, Nestlé and Heinz to name a few.



AERIAL PLAN



DESCRIPTION

The Park comprises four Grade A distribution warehouses extending to 349,904 sq ft, each incorporating first floor ancillary office accommodation. All units are of steel portal frame construction and benefit from the following specification:

ESG Credentials – Net Carbon Zero in Construction

The construction of the units is targeted to achieve Net Carbon Zero through carbon offsetting initiatives. The Park has been developed targeting BREEAM 'Very Good' and EPC ratings of 'A'.



| |
|------------------------------|
| Unit 2 – 95,110 sq ft |
| Eaves Height: 12.5m |
| Dock Level Doors: 8 |
| Level Access Doors: 2 |
| Car Parking Spaces: 130 |
| HGV Spaces: 6 |
| Power Capacity: 1.5MVA |
| EV Charging Points: 18 |
| Floor Loading: 50kN/M2 |

| |
|------------------------------|
| Unit 1 – 55,240 sq ft |
| Eaves Height: 9m |
| Dock Level Doors: 2 |
| Level Access Doors: 3 |
| Car Parking Spaces: 59 |
| Power Capacity: 0.5MVA |
| EV Charging Points: 8 |
| Floor Loading: 50kN/M2 |

| |
|-------------------------------|
| Unit 3 – 126,133 sq ft |
| Eaves Height: 12.5m |
| Dock Level Doors: 10 |
| Level Access Doors: 2 |
| Car Parking Spaces: 160 |
| HGV Spaces: 15 |
| Power Capacity: 2MVA |
| EV Charging Points: 24 |
| Floor Loading: 50kN/M2 |

| |
|------------------------------|
| Unit 4 – 73,421 sq ft |
| Eaves Height: 12.5m |
| Dock Level Doors: 6 |
| Level Access Doors: 2 |
| Car Parking Spaces: 99 |
| HGV Spaces: 10 |
| Power Capacity: 1MVA |
| EV Charging Points: 16 |
| Floor Loading: 50kN/M2 |

ACCOMMODATION

| Unit 1 | SQ FT | SQ M |
|---------------------|---------------|--------------|
| Warehouse | 52,614 | 4,888 |
| First Floor Offices | 2,626 | 244 |
| Total | 55,240 | 5,132 |

| Unit 2 | SQ FT | SQ M |
|---------------------|---------------|--------------|
| Warehouse | 90,611 | 8,418 |
| First Floor Offices | 4,499 | 418 |
| Total | 95,110 | 8,836 |

| Unit 3 | SQ FT | SQ M |
|---------------------|----------------|---------------|
| Warehouse | 120,826 | 11,225 |
| First Floor Offices | 5,307 | 493 |
| Total | 126,133 | 11,718 |

| Unit 4 | SQ FT | SQ M |
|---------------------|---------------|--------------|
| Warehouse | 69,944 | 6,498 |
| First Floor Offices | 3,477 | 323 |
| Total | 73,421 | 6,821 |



TERMS

Available to Let or For Sale.

Please contact the joint agents for further details.

CONTACT



M1
M1AGENCY.CO.UK
0121 726 9050

Georgina Thompson
07793 461360
georgina.thompson@m1agency.co.uk

Kayleigh Mason
07747 486661
kayleigh.mason@m1agency.co.uk



BULLEYS
BRADBURY
01952 292233
BULLEYSBRADBURY.CO.UK

Richard Bradbury
07956 847446
richard.bradbury@bulleysbradbury.co.uk

A development by:  TOTAL DEVELOPMENTS

SUBJECT TO CONTRACT & EXCLUSIVE OF VAT – March 2025.

Important Notice: M1 Agency LLP and Bulleys Bradbury LTD, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and M1 Agency LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Design by Bella - belladesign.co.uk