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# TOTAL PARK

## TELFORD

TO LET / FOR SALE TOTAL PARK TELFORD, HORTONWOOD 45, TELFORD, TF1 7FA

 PLANET.DRIVE.AIRSTRIP

- 55,240 sq ft to 126,133 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

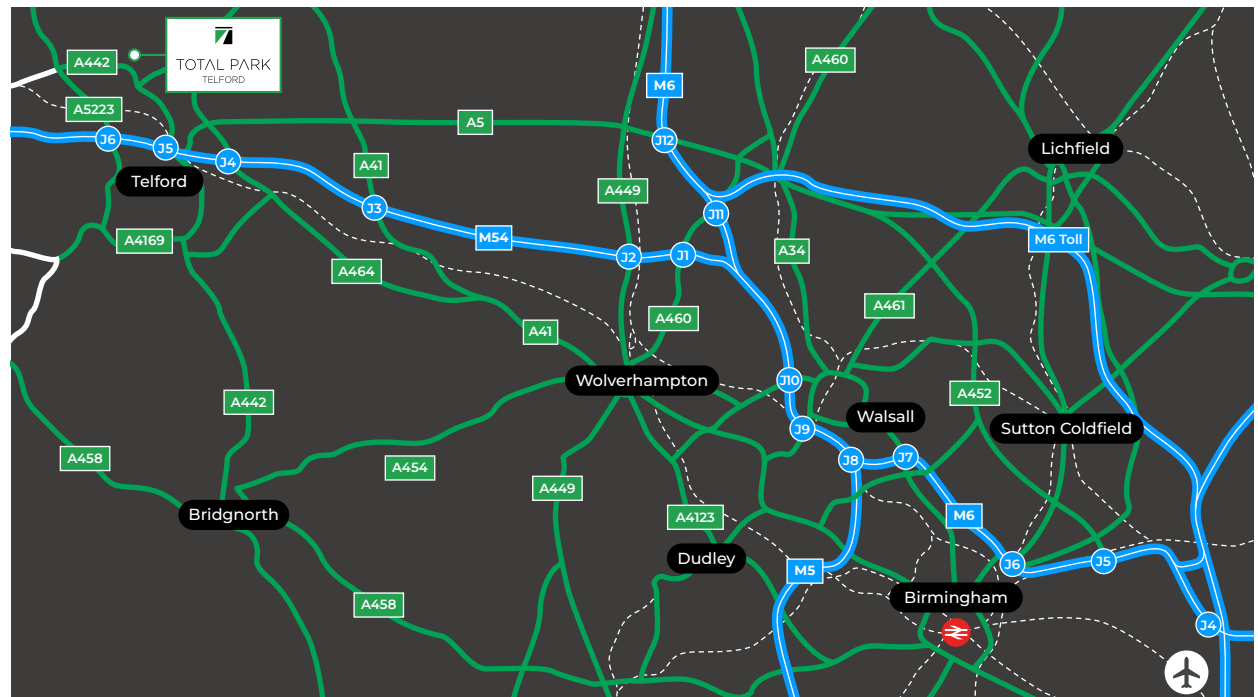
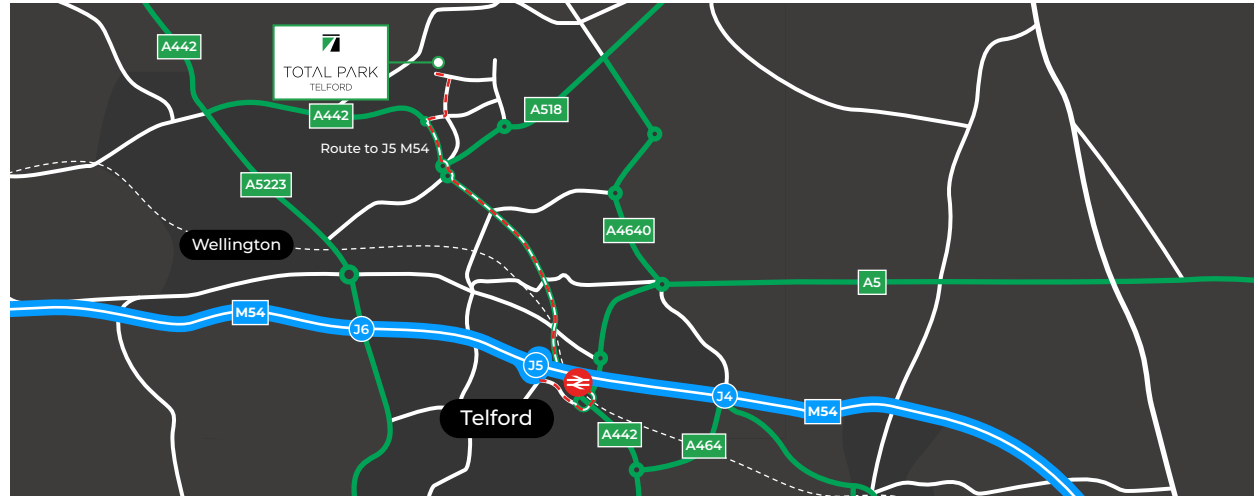
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Telford is a well-established commercial location within the West Midlands, situated approximately 33 miles north west of Birmingham and 64 miles south of Manchester. Telford's central positioning within the UK and strategic connectivity to the national 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

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# DESCRIPTION

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The Park will comprise four Grade A distribution warehouses extending to 349,904 sq ft, each incorporating first floor ancillary office accommodation. All units will be of steel portal frame construction and will 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 will be developed targeting BREEAM 'Very Good' and EPC ratings of 'A'.



# ACCOMMODATION

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

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

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

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



## TERMS

Available to Let or For Sale.

Please contact the joint agents for further details.

## CONTACT



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