

The Property Professionals

**BULLEYS
BRADBURY**

CHARTERED SURVEYORS

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MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

PRELIMINARY DETAILS

FOR SALE

INDUSTRIAL / COMMERCIAL DEVELOPMENT
SITE & UNITS BUILT TO OCCUPIER NEEDS

**HORTONWOOD 45
TELFORD
SHROPSHIRE
TF1 7FA**

5,000 - 150,000 sq ft (464 - 13,935 sq m)

Popular established industrial estate location

Land extending to approximately 14.5 ac (5.87 ha) overall.

Currently zoned for industrial/commercial development

Self-contained site with direct access off Hortonwood 60.

bulleysbradbury.co.uk/hortonwood45



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford

Wolverhampton
01902 713333

01952 292233

Oldbury
0121 544 2121

View more at bulleysbradbury.co.uk

LOCATION

Hortonwood Industrial Estate is one of Telford's principal employment areas, situated at the intersection of the A442 Queensway dual carriageway and A518, approximately 4 miles north of the town centre with good access to Junctions 4 & 5 of the M54. Occupiers on Hortonwood include BAE Systems, Makita, Denso Manufacturing, Nestle and Heinz. Also on Hortonwood is the Telford International Railfreight Park, which has been built to handle containerised, palletised, and bulk goods to facilitate a rapid interchange of freight between road and rail.

The site is situated to the north of the estate and adjoins Wrap Film Systems Limited main manufacturing facility at Hortonwood 45. The site can be purchased as a whole or units can be constructed on a bespoke freehold or leasehold basis to meet occupier requirements.

Details prepared 02/16.

ACCOMMODATION

Occupier led solutions from approximately 5,000 sq ft (464 sq m).

PRICE / RENTAL

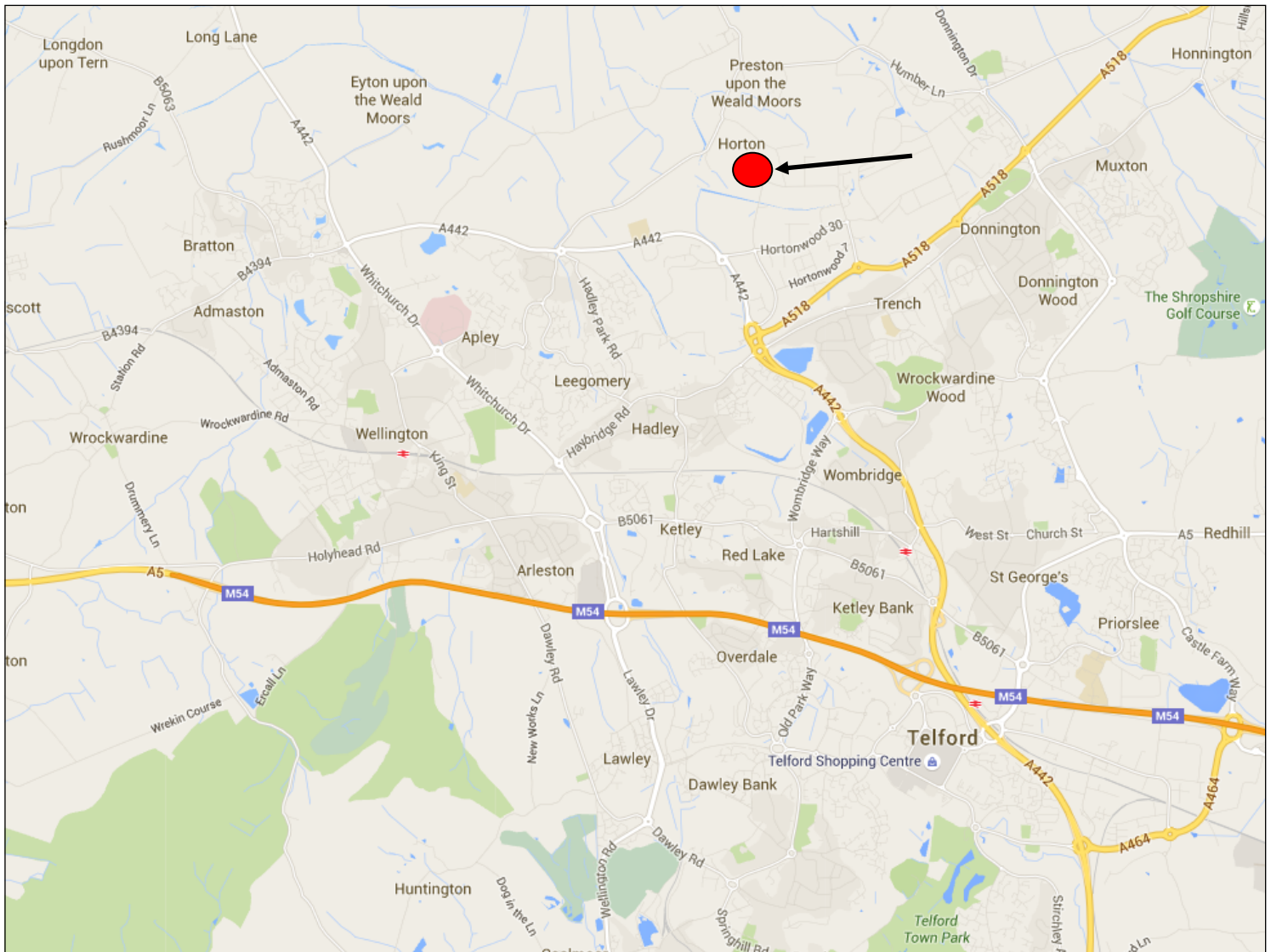
Upon application.

WEBSITE

Aerial photography and further information is available at bulleysbradbury.co.uk/hortonwood45

VIEWING

Strictly by the prior appointment with Richard Bradbury of Bulleys Bradbury at the Telford Office on 01952 292233, or Rod Spiby of Bulleys at the Wolverhampton Office 01902 713333.



Location plan - For Identification only- Not to scale. Accuracy cannot be guaranteed

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