



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL/TRADE COUNTER

**2,490 - 4,418 ft²
(231 - 410 m²)**

REFURBISHMENT COMPLETE



**HORTONWOOD 7,
TELFORD, SHROPSHIRE, TF1 7GP**



- ♦ Modern Industrial/ Trade Counter premises
- ♦ Prominent roadside frontage
- ♦ Rear car parking and loading area
- ♦ Popular Hortonwood Estate

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LOCATION

The property is located on Hortonwood 7 within the Hortonwood Industrial Estate, being one of Telford's principal employment areas.

Hortonwood is accessed off the A442 Queensway dual carriageway and A518. The A442 links north and south Telford and provides access to Telford Town Centre, Telford Central Railway Station and Junction 5 of the M54 motorway, which are within approximately 5 miles.

Situated approximately 32 miles north west of Birmingham City Centre and approximately 15 miles east of the County Town of Shrewsbury, Telford is a recognised regional and national focus for both economic and housing growth. Birmingham International Airport and Birmingham International Railway Station are both within travel times of approximately 45 minutes.

DESCRIPTION

Several units have become available in this modern development.

Each unit is fronted with single storey offices to the front and warehouse area to the rear. The units have minimum eaves of 5m to the underside of the stanchions with maximum eaves to the underside of the stanchions at 6.4m.

Each unit is accessed via a roller shutter door to the rear. These have now been refurbished to a good standard including new suspended ceiling tiles, carpeting and electric heaters to the offices and LED's to the warehouse.

There is communal car parking and vehicle access yard to the rear.

ACCOMMODATION

Gross internal areas approximately:-

	sqft	sqm
Unit D1	4,418	410
Unit D3	3,776	351
Unit D4	3,758	349
Unit D6	3,114	289
Unit D7	2,490	231
Unit D12	2,515	233

SERVICES

We are advised that mains water, drainage, electricity and gas are connected or available. However, interested parties are advised to check the position with their advisors/contractors.

RENTAL

Unit D1 - £35,344 pa / Unit D3 - £30,208 pa
Unit D4 - £30,064 pa / Unit D6 - £24,912 pa
Unit D7 - £19,920 pa / Unit D12 - £20,120 pa

VAT

All figures quoted do not include VAT, which may be payable at the current prevailing rate.

EPC

Please contact agent for further details.

PLANNING

Interested parties are advised to make their own enquiries with Telford & Wrekin Council on 01952 380000.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

EPC

Please contact agent for further details.

RATES

From our online enquiries, the Rateable Values for the units are as follows (revised from April 2026):

Unit D1 - £25,500 / Unit D3 - £20,250 / Unit D4 - £22,500
Unit D6 - £23,500 / Unit D7 - TBC / Unit D12 - £15,250

Interested parties should enquire to the local Authority to confirm their specific liability on 01952 380000.

WEBSITE

Aerial photography and further information is available at bulleysbradbury.co.uk/dunitshw7

VIEWING

Strictly by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.







IMPORTANT NOTICE

Bulleys Bradbury for themselves and for the vendors or lessors of this property whose agents they are give 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 part of an offer or contract.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.

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