



Commercial Development

Hortonwood 35 | Hadley | Telford | TF1 7YW

BERRYS

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Key features

- Employment development opportunity
- Freehold tenure
- Extending to approximately 2.00 acres (gross)
- Prime employment area of Hortonwood
- Suitable for investors, developers and owner occupiers
- Offers sought for the freehold interest on an unconditional basis

Description

The property comprises bare development land of a broadly regular shape on Hortonwood. To the north is Crow Brook, to the east is Molymer Moulding Services, to the south is Mocap and to the west is Orchard Business Park. Access is from the Hortonwood 35 estate road. The undeveloped plot extends to approximately 2.00 acres gross.

Location

Hortonwood is the prime industrial and employment area in Telford and the estate is home to a number of national and international occupiers and an established defence sector cluster. The estate is approximately 2 miles north of Telford Town Centre benefiting from excellent



road communications, with direct access to the A442 Queensway and Junctions 5 and 6 of the M54, providing convenient connections to the wider motorway network. Occupiers on the estate include; DHL, Epson, Makita, Schwalbe Tyres, Viessmann, Veolia and the Ministry of Defence.

Planning

Telford & Wrekin Council are the Local Planning Authority. The site is located within a Strategic employment area. A Pre-application has recently been undertaken and the feedback received supports the principle of development on the site for Use class E, B2 and B8 uses. A planning statement has been prepared by Berrys and is available on request.

Accommodation

The site extends to approximately 2.0 acres of development land. The indicative proposed scheme shows two industrial units extending to a total area of 16,600 sq ft (GIA).

Tenure

Property is offered for sale freehold with vacant possession.

Boundaries, Roads & Fences

The purchaser(s) shall be deemed to have full knowledge of the boundaries/rights of way and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges.

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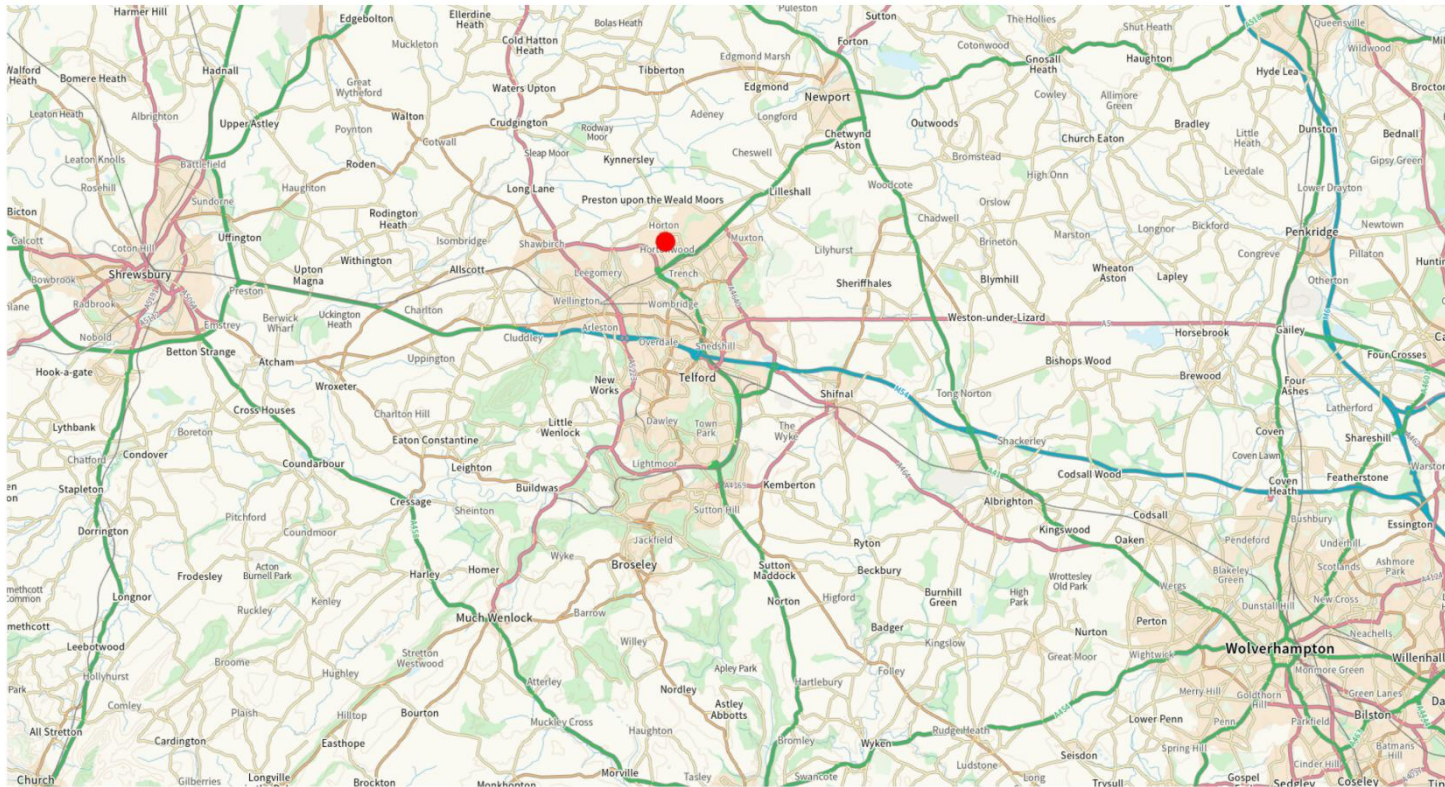
All figures are quoted exclusive of VAT which may be payable at the prevailing rate.

Services

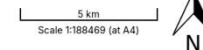
The services have not been tested by the agents.

Local Authority

Telford & Wrekin Council



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To book a viewing, please contact:

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