

TELFORD

BUSINESS PARK

DESIGN & BUILD UNITS

PLOT 1
320,000
SQ FT

PLOT 2
65,000
SQ FT

PLOT 3
190,000
SQ FT

PLOT 4
175,000
SQ FT

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**FOR SALE /
TO LET**



TELFORD
BUSINESS PARK





INDICATIVE FLOOR AREAS

	PLOT 1	PLOT 2	PLOT 3	PLOT 4
Warehouse	304,000 sq ft	61,750 sq ft	180,500 sq ft	166,250 sq ft
Offices	16,000 sq ft	3,250 sq ft	9,500 sq ft	8,750 sq ft
TOTAL	320,000 sq ft	65,000 sq ft	190,000 sq ft	175,000 sq ft
Yard Depth	68m	51.5m	68m	51.5m
Eaves Height	18m	10m	15m	15m
Floor Loading	50 kn/m ²	50 kn/m ²	50 kn/m ²	50 kn/m ²
Dock Doors	29	6	20	20
Level Doors	4	2	2	4
Car Parking	496	101	295	272



INDICATIVE SPECIFICATION



2

level access loading doors



14

dock level loading doors



200

car parking spaces



9.4M

eaves height



69.5M

large secure yard



27

HGV parking spaces



Gatehouse security



EV Chargers



Photovoltaic Roof Panels



DEMOGRAPHICS



50%

population in
manual work



SKILLED

Telford has a strong
manufacturing,
engineering and
agricultural history



6,250

Telford is home to
c.6,250 businesses.
Many international
companies established
for over 20 years



350,000

Telford has a workforce
of circa 350,000
located within 30
minutes of the town



CENTRAL

Telford's central position
in the UK makes it a
beneficial location to
serve a wide client base.



LOCATION

Telford 120 is located in Telford Business Park, 2.5 miles north west of Telford town centre, with excellent access via the A442 dual carriageway to Junction 5 of the M54 motorway, leading to the M6 motorway which is approximately 15 miles to the east and hence the national motorway network.

Telford is strategically located adjacent to the M54 motorway approximately 10 miles to the east of Shrewsbury. Wolverhampton and Birmingham are approximately 16 and 35 miles to the south east respectively.

M54 - J5	4 miles	20 minutes
M6 - J11	21 miles	30 minutes
Telford	4.5 miles	25 minutes
Wolverhampton	22.5 miles	30 minutes
Birmingham	37 miles	45 minutes
Birmingham Airport	50 miles	60 minutes
London	150 miles	180 minutes

Drive times based on National UK speed limits.

[Click here to view Google map](#)

**What3Words**
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TELFORD
BUSINESS PARK

Telford, Shropshire, United Kingdom

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