

ON BEHALF OF



M54/M6

MARSTON'S PUBLIC HOUSE
AND LODGE

AND LODGE



FILLING STATION

THE SITE

A442



TO LET / MAY SELL

PROMINENT TRADE COUNTER LIGHT INDUSTRIAL UNITS

HADLEY TRADE PARK SILKIN WAY, TELFORD, TF1 6QJ

- Prominent Trade Counter/Light industrial development with full Planning Consent.
- Design and Build opportunities available.
- 6 units from 2,500Sq. ft to 12,335 Sq. ft (232 Sq. m to 1,145 Sq. m)
- The Park will be anchored by an EG petrol filling station and a drive -thru coffee offer.
- Situated close to M54 & Telford Town Centre.

ENTER

TO LET / MAY SELL PROMINENT TRADE COUNTER LIGHT INDUSTRIAL UNITS

ON BEHALF OF



- HOME
- LOCATION**
- OPPORTUNITY
- PLANNING
- ELEVATIONS
- FURTHER INFORMATION

LOCATION

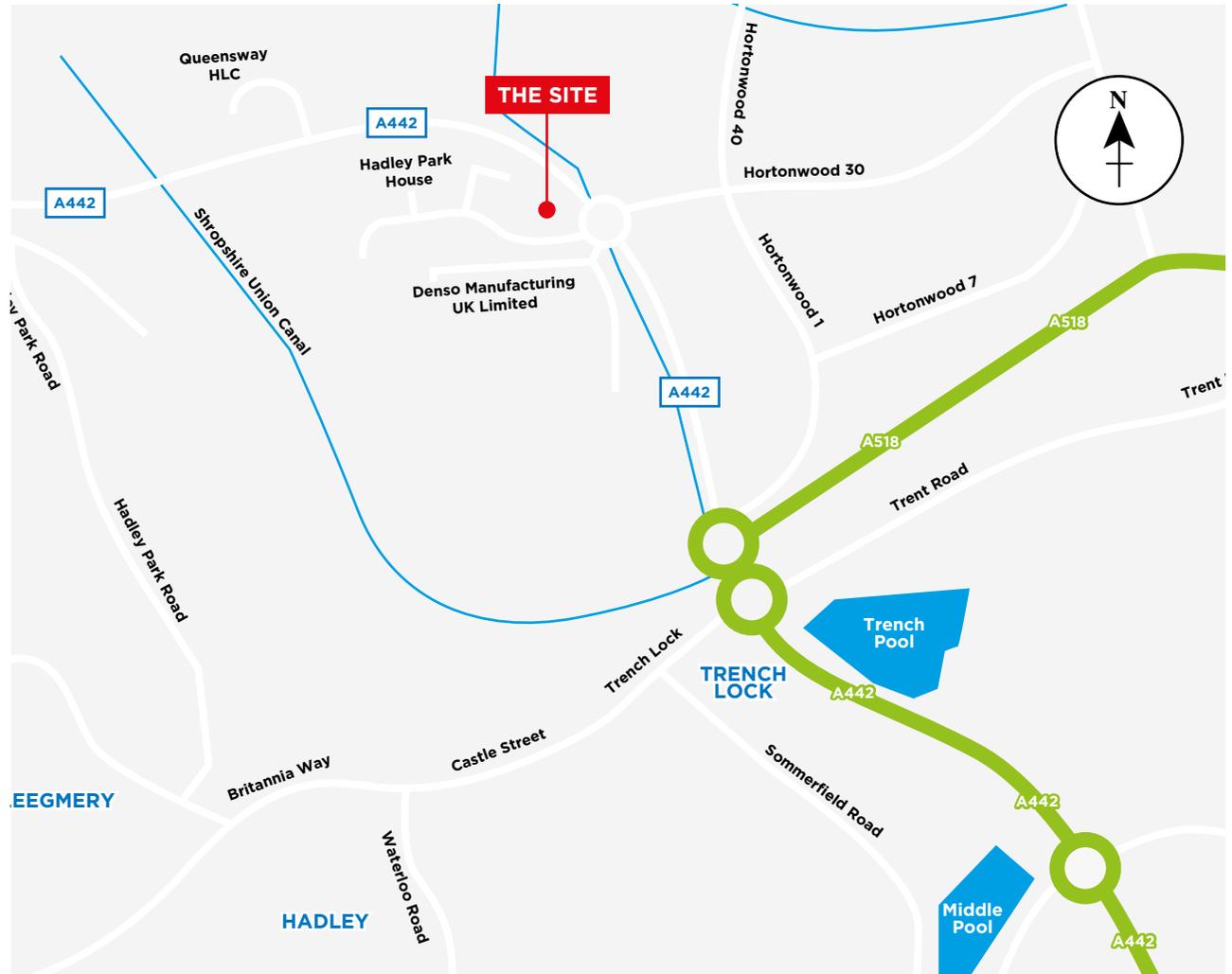
Telford is a large market Town in the County of Shropshire with a population of 170,000. It lies midway between Shrewsbury and Wolverhampton.

The site is conveniently located off Hadley Park Roundabout on Hadley Park Road East, in an area characterised by mixed commercial uses.

Hadley Trade Park enjoys excellent profile to Queensway (A442) and sits adjacent to a new Marston's public house and lodge fronting the roundabout. This in turn provides access to Hortonwood 30, and links directly on to Junction 5 of the M54 and Telford town centre to the south.

DRIVE TIMES (APPROX)

M54	3miles	5mins
Telford	3.5miles	9 mins
Shrewsbury	14 miles	30mins
Wolverhampton	22miles	35mins
M6	25miles	30mins
Birmingham	36miles	45mins



HADLEY TRADE PARK SILKIN WAY, TELFORD, **TF1 6QJ**



TO LET / MAY SELL PROMINENT TRADE COUNTER LIGHT INDUSTRIAL UNITS

ON BEHALF OF



HOME LOCATION **OPPORTUNITY** PLANNING ELEVATIONS FURTHER INFORMATION

OPPORTUNITY

Hadley Trade Park offers a high quality trade counter and light industrial scheme forming part of an extensive roadside development, which includes a petrol filling station and drive-thru coffee facility which will benefit from their own dedicated parking and separate access/egress arrangement.

The total built accommodation on Hadley Trade Park will extend to 23,075 Sq.ft (2,144 Sq.m) and the scheme will have an excellent parking provision with 75 shared spaces and its own access provided via Silkin Way, off the Hadley Trade Park Roundabout.

Units will be built to a shell specification, albeit it may be possible to design a building(s) to meet occupier(s) specific requirements.



HADLEY TRADE PARK SILKIN WAY, TELFORD, **TF1 6QJ**



TO LET / MAY SELL PROMINENT TRADE COUNTER LIGHT INDUSTRIAL UNITS

ON BEHALF OF



- HOME
- LOCATION
- OPPORTUNITY
- PLANNING**
- ELEVATIONS
- FURTHER INFORMATION

PLANNING

Planning Consent (**Application No.: TWC/2017/0427**) was granted in February 2018 for the development of 6 units to be used for B1 uses (Use class B1 -offices, research and development, light industrial) with associated landscaping, access and parking (amended description).

[Click here](#) for a copy of the Planning Consent.

FLOOR AREAS

UNIT	SIZE SQ/FT	SIZE SQ/M
1	2500	232
2	3785	352
3	3865	359
4	4765	443
5	4080	379
6	4080	379



HADLEY TRADE PARK SILKIN WAY, TELFORD, **TF1 6QJ**



TO LET / MAY SELL PROMINENT TRADE COUNTER LIGHT INDUSTRIAL UNITS

ON BEHALF OF



[HOME](#)

[LOCATION](#)

[OPPORTUNITY](#)

[PLANNING](#)

[ELEVATIONS](#)

[FURTHER INFORMATION](#)

Typical Elevations Units 3,4 & 5



HADLEY TRADE PARK SILKIN WAY, TELFORD, **TF1 6QJ**



TO LET / MAY SELL PROMINENT TRADE COUNTER LIGHT INDUSTRIAL UNITS

ON BEHALF OF



HOME

LOCATION

OPPORTUNITY

PLANNING

ELEVATIONS

FURTHER INFORMATION

TERMS

The units are available on new FRI leases, for a minimum term certain of not less than 10 years.

Alternatively, freehold disposal(s) may be considered.

Price and rent upon application.

RATING

Non-domestic business rates will be assessed upon practical completion of the development.

ENERGY PERFORMANCE CERTIFICATE

Energy performance ratings will be assessed upon completion of the development.

VAT

Value Added Tax, which is to be charged on transactions at the prevailing rate.

VIEWING AND FURTHER INFORMATION

The development can be viewed from the roadside but for site access and further information please contact:

Paul Mather MRICS

07825 254 244
paul@hindleylawrence.co.uk

Tony Hindley MRICS

07793 500 352
tony@hindleylawrence.co.uk



1st Floor, Rutherford House
Warrington Road, Birchwood Park
Warrington, Cheshire, WA3 6ZH
0344 88 000 34
www.hindleylawrence.co.uk

Philip Blenkinsop

0121 265 7508
philip.blenkinsop@colliers.com

Sam Robinson

0121 265 7502
sam.robinson@colliers.com



12th Floor, Eleven Brindleyplace
2 Brunswick Square
Brindleyplace, Birmingham B1 2LP
www.colliers.com

Hindley Lawrence/Colliers International, for themselves and for the vendors or lessors of this property whose agents they are, hereby give notice that: 1. These particulars do not constitute any offer, contract or part thereof. 2. While these particulars are given in good faith and believed to be correct, any interested party should satisfy himself by inspection or otherwise as to the correctness of each and every statement therein, which statements are made without responsibility on the part of Hindley Lawrence/Colliers International, the vendors or lessors. 3. Hindley Lawrence/Colliers International, nor any persons in their employment, has authority to make, give or imply any representation of warranty whatsoever relating to this property.



HADLEY TRADE PARK SILKIN WAY, TELFORD, **TF1 6QJ**