H65

HORTONWOOD 40, TELFORD, SHROPSHIRE TF1 7EY

TO LET
65,113 Sq Ft

MODERN INDUSTRIAL WAREHOUSE

On the popular Hortonwood Industrial Estate,
2.5 miles north of Telford Town Centre.
Access to M54 via A442 Queensway.

Available Q2 2027

DESCRIPTION

The property comprises a detached warehouse facility of steel portal frame construction and profile steel clad roof.



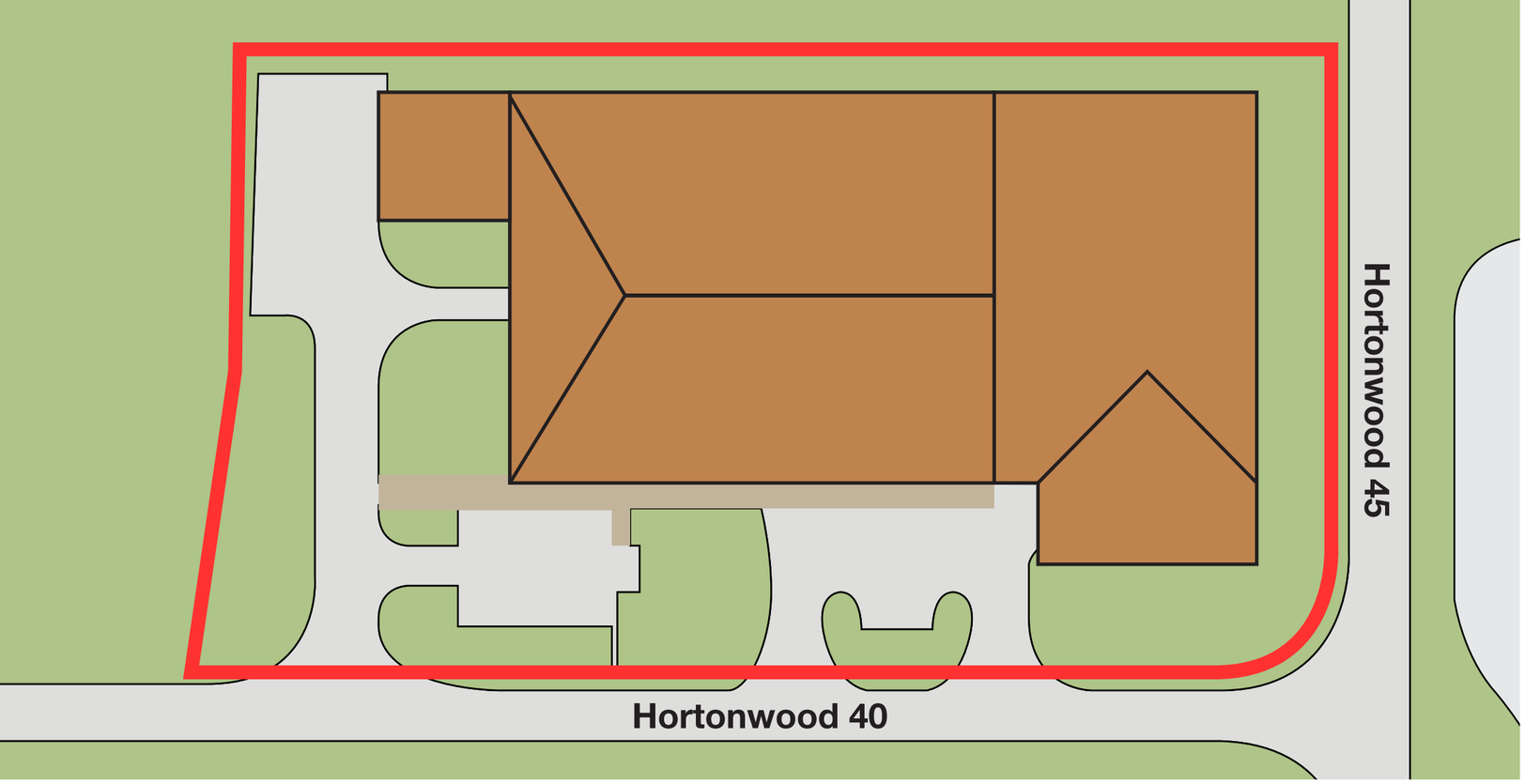


The warehouse has the following features:

- 7.1m clear internal haunch height
- Two dock level loading doors
- Warehouse heating & lighting
- Additional mezzanine flooring of 383.50 sq m (4,128 sq ft) is provided within the warehouse
- Two ground level loading doors

The office accommodation and staff facilities have the following specification:

- Suspended ceilings with recessed lighting
- Carpeted
- Centrally heated







ACCOMMODATION

The property comprises the following gross internal floor areas measured in accordance with the RICS Code of Measuring Practice (6th Edition).

	Sq m	Sq ft
Warehouse	5,844.44	62,909
Offices	204.76	2,204
Total GIA	**6,049.20**	**65,113**
Mezzanine	383.50	4,128
Canopy	278.52	2,998

The site extends to approximately 1.27 hectares (3.14 acres).

LOCATION

Telford was designated a new town in 1968 and benefits from a strategic motorway location 14 miles east of Shrewsbury, 17 miles west of Wolverhampton, 34 miles north of Birmingham.

Adjacent to Junctions 4, 5 and 6 of the M54 connecting to Junction 10A of the M6.

The current population of approximately 185,600 makes Telford the largest town in Shropshire with a very much larger catchment area for employment purposes.

There are many major companies including Capgemini UK, Ricoh UK, Epson, Magna International, Denso, Makita, DHL, UPS, and the Ministry of Defence.





HGV DRIVE TIMES

Birmingham	30 min
Nottingham	1hr 10 min
Manchester	2hr 15 min
Bristol	3 hr
London	3 hr

MAJOR UK PORT HGV DRIVE TIMES

Liverpool	2 hr 30 min
Felixstowe	3 hr 50 min
Southampton	3 hr 20 min
Immingham	3 hr 10 min
Dover	4 hr 25 min


EPSON
ups
DHL
Cofresco
J6 M54 (3 MILES)
H65
HORTONWOOD 45
HORTONWOOD 40
Portion
Solutions




H65




BAY 1



FURTHER INFORMATION

EPC

The property has an EPC rating of C70.

TERMS

Available to let on a new lease on terms to be agreed.

VAT

VAT will be applicable.

CONTACT

For more information, please contact the agents:

harrislamb
PROPERTY CONSULTANCY
01952 979530
www.harrislamb.com

MATTHEW TILT
matthew.tilt@harrislamb.com
07834 626 172

THOMAS MORLEY
thomas.morley@harrislamb.com
07921 974 139

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