



TO LET/FOR SALE
LIGHT INDUSTRIAL UNITS
1,548 - 15,060 FT²

ACCESS 442
HADLEY PARK

HADLEY PARK EAST, TELFORD TF1 6QX

ACCESS442.CO.UK


OVERVIEW

This site will provide high quality, new build, light industrial units, within a landscaped environment, ranging from single units of 1,548 ft² (143 m²) up to combined units of 15,060 ft² (1,399 m²).



DEMOGRAPHICS

LABOUR SUPPLY
70%
OF THE POPULATION
WITHIN WORKING AGE


VEHICLE FLOW APPROACH
98,000 PER WEEK


OVER THE NEXT 5 YEARS
3,750
HOMES PLANNED


REGIONAL POPULATION OF
142,723

SITE PLAN



UNIT SCHEDULE

UNITS	NET FLOOR AREA	
	FT ²	M ²
A1 - A12 EACH	2,546	236.5
TOTAL	30,552	2,838
B1 - B6 EACH	2,510	233.3
TOTAL	15,060	1,400
C1	1,558	144.7
C2	1,548	143.8
C3	1,548	143.8
C4	1,549	144.0
C5	1,558	144.7
TOTAL	7,761	721
D1	2,041	189.5
D2	2,042	190.0
D5	2,041	189.5
TOTAL	6,124	569

All areas are approx. gross internal.

PLANNING

Planning consent for uses within B1 of the Town and Country planning order.

TENURE/TERMS

Units are available to either lease or purchase.

SERVICE CHARGE

A service charge is payable for the general maintenance and repair of the communal areas.

Learn more visit:

[ACCESS442.CO.UK](https://www.access442.co.uk)

SPECIFICATION

The buildings will be built incorporating:

- Steel portal frame construction
- Electric sectional delivery doors
- Eaves height 7m to front, 6m to the rear
- 3 phase electrics
- 50 kn/m² floor Loading
- Excellent car parking
- Bespoke fit out available
- All units built to landlords 'Shell' specification
- Glazed frontages incorporating double access doors

Detailed specification available on request.





Indicative CGI

LOCATION

Access 442 is a 5 acre site located adjacent to the established Hortonwood West Industrial Estate and Hadley Park East office campus development.

It has prominence to the A442 being the main arterial road linking north and south Telford. Junctions 5 and 6 of the M54 motorway are close by, giving access to the national motorway network. Nearby occupiers include Denso, Makita, Epsom and the Ministry of Defence.

TRAVEL DISTANCES

Destination	Miles	Km	Travel Time
Telford Town Centre	4	6	7 mins
Shrewsbury	15	24	34 mins
Wolverhampton	22	35	38 mins
Birmingham	36	58	44 mins
Stoke	28	45	46 mins
Manchester	71	114	1 hr 43 mins
London	158	254	3 hrs

Source: AA Route Planner

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**Lambert
Smith
Hampton**

**ANDREW DIXON
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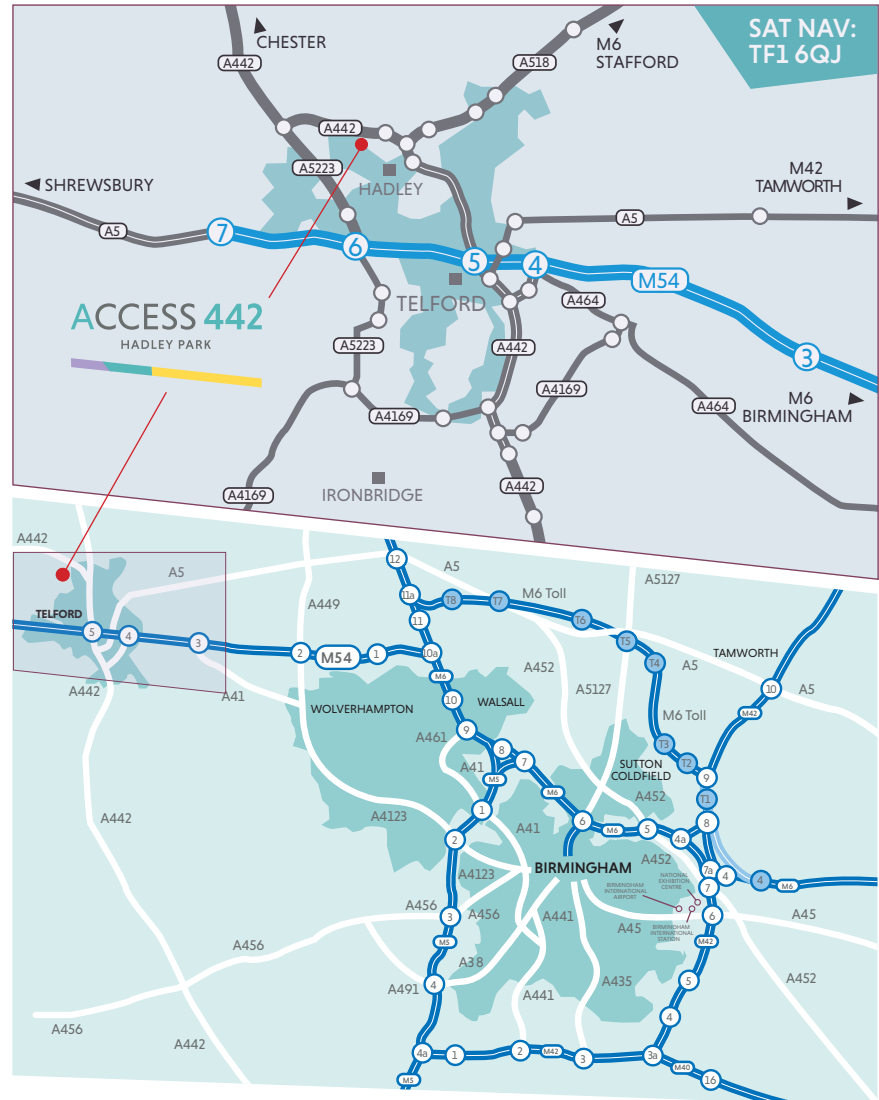
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ANOTHER DEVELOPMENT BY

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