

LAST 2 UNITS  
REMAINING!

ON BEHALF OF



JUST TYRES  
NO HIDDEN EXTRAS

A442



SCREWFIX

A442

Sainsbury's  
On the go

employment units

6  
TO LET

5  
TO LET

Esso

BURGER  
KING

MARSTON'S

TO LET

## PROMINENT TRADE COUNTER/LIGHT INDUSTRIAL UNITS

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

- Units 1-4 NOW LET.
- **Units 5 & 6 Available for Immediate occupation.**
- Accommodation ranging from 4,080sq ft - 8,160sq ft (379 sq.m - 758 sq.m).
- The park is anchored by an Euro Garages petrol filling station and a drive thru food outlet.
- Situated close to M54 & Telford Town Centre.

ENTER

# TO LET - PROMINENT TRADE COUNTER LIGHT INDUSTRIAL UNITS

ON BEHALF OF



HOME

LOCATION

ACCOMMODATION

PLANNING

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



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## ACCOMMODATION

Hadley Trade Park offers a high quality trade counter and light industrial scheme forming part of an extensive roadside development.

The Park offers 6 trade units, providing a total of 23,075sq ft with 75 parking space. Units 1 - 4 are now let to **Just Tyres**, **UK Storage Company**, and **Screwfix** respectively.

Units 5 & 6 totalling 8,160sq ft are available. Our client is seeking complimentary occupiers to complete the tenant line up. Each unit has dedicated parking.



## FLOOR AREAS

UNIT	SIZE SQ/FT	SIZE SQ/M
1	LET	
2	LET	
3	LET	
4	LET	
5	4,080	379
6	4,080	379
<b>Total</b>	<b>8,160</b>	<b>758</b>

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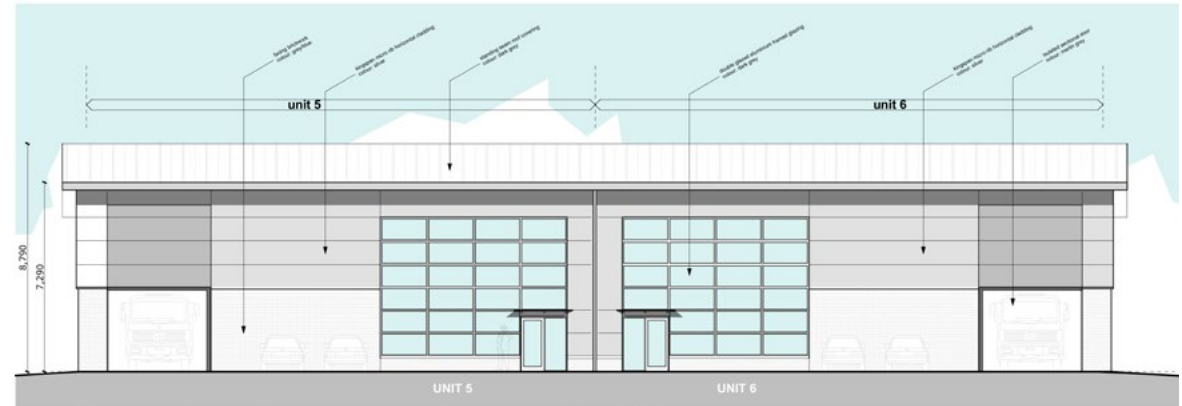
PLANNING

FURTHER INFORMATION

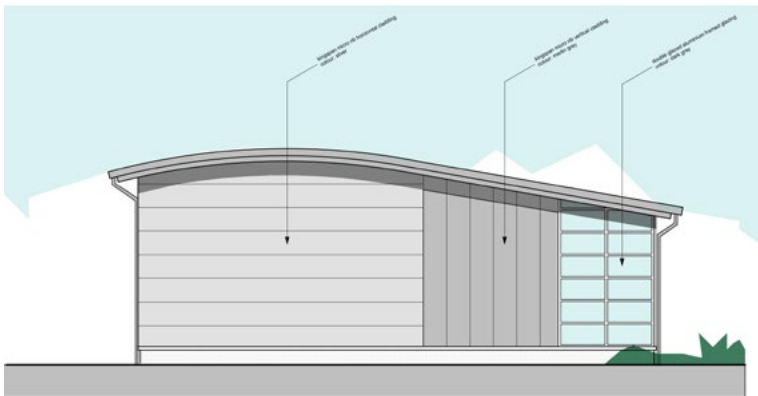
## PLANNING

Planning consent was granted for 6 no. units to be used for Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage and distribution) with associated landscaping, access and parking granted April 2019.

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



front elevation to service yard 1:100



side elevation 1:100



elevation to Hadley Park East 1:100



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## TERMS

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

Rent upon application.

## SERVICE CHARGE

A proportionate charge per communal service will be levied on each unit.

## 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.

## FURTHER INFORMATION

This development is one of a portfolio of Road Side Properties For Sale/To Let in the North West. Please contact us for any specific locations that are of interest to you.



### Paul Mather MRICS

07825 254 244  
paul@hindleylawrence.co.uk  
Bollin Court, Mill Lane  
Lymm  
Cheshire  
WA13 9SX  
0344 88 000 34  
www.hindleylawrence.co.uk



### John Roberts

07795 010 131  
john.roberts@colliers.com  
12th Floor, Eleven  
Brindleyplace 2 Brunswick  
Square Brindleyplace,  
Birmingham  
B1 2LP  
0121 265 7553  
www.colliers.com

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