

**Wiggins Lockett
Thompson**
Chartered Surveyors

INDUSTRIAL UNIT TO LET

**UNIT D4
HORTONPARK
HORTONWOOD 7
TELFORD
TF1 7GX**



- HIGH BAY UNIT WITH OFFICES
- 8,878 sqft (825 sqm)
- Established Secure Managed Estate
- Minimum Eaves 19'10" (6.04 m) rising to 25'10" (7.87 m)
- Can be expanded when linked with neighbouring units(subject to availability)
- EPC Rating: D (90)

LOCATION

Hortonwood is located in the north of Telford c.3 miles from Telford Town Centre and Junctions 4 & 5 of the M54.

DESCRIPTION

Unit D4 comprises a single bay glass fronted warehouse with integral offices with exterior allocated service area and parking. The area outlined above includes approximately offices and ancillary facilities.

RENT

£42,500.00 pa exc. Service charge, business rates and buildings insurance are payable in addition (please contact agent for further assistance).

VIEWINGS

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952-603303 or Joint Agent Bulleys on 01952-292233.

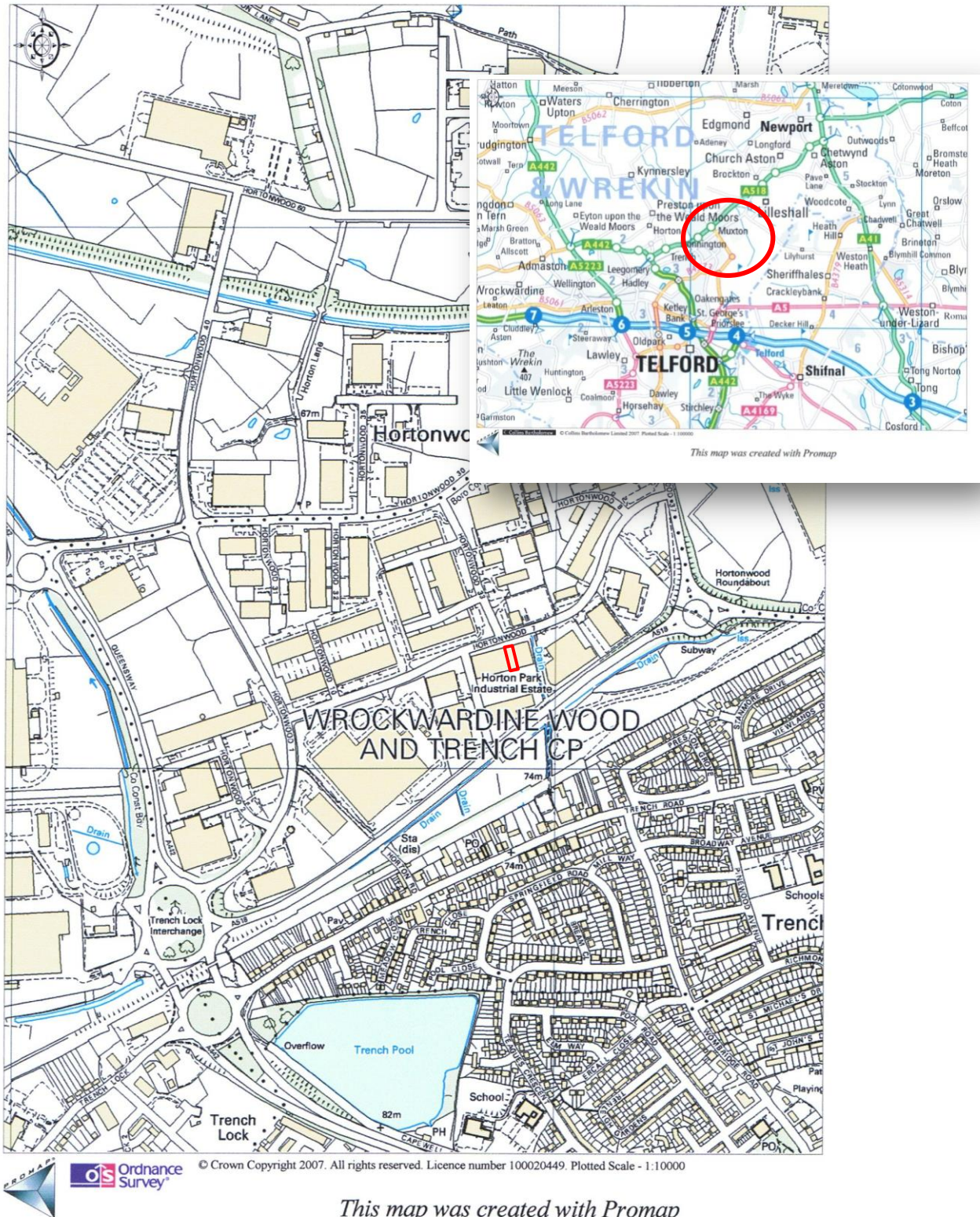
•Subject to Contract •Full EPC's are available on request •Details created 01-18.

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