



## Industrial/Commercial Development Site Hortonwood 45, Telford, Shropshire, TF1 7FA

- Prime development site in established industrial estate location
- Land extending to approximately 14.5 ac (5.87 ha) overall
- Currently zoned for industrial/commercial development
- Self-contained site with direct access off Hortonwood 60

# Development Site

## Hortonwood 45, Telford

### LOCATION

Telford New Town is located approximately 15 miles east of the county town of Shrewsbury, 17 miles west of Wolverhampton and 32 miles northwest of Birmingham city centre. The town is served by the M54 motorway, which links to the M6 at Junction 10a approximately 18 miles to the east, and the nearby Junction T8 of the M6 Toll. The A5 runs east-west through the town. The current population of circa 170,000 makes Telford the largest town in Shropshire with a much larger catchment area for employment purposes.

Hortonwood Industrial Estate is one of Telford's principal employment areas, situated at the intersection of the A442 Queensway dual carriageway and A518, approximately 2.5 miles north of the town centre with excellent access to Junctions 4 & 5 of the M54. Occupiers on Hortonwood include BAE Systems, Makita, Denso Manufacturing, Nestle and Heinz. Also on Hortonwood is the Telford International Railfreight Park, which has been built to handle containerised, palletised, and bulk goods to facilitate a rapid interchange of freight between road and rail.

The subject site is situated to the north of the estate and adjoins Wrap Film Systems Limited main manufacturing facility at Hortonwood 45.

### DESCRIPTION

The site comprises a substantial plot of vacant development land, which is self-contained and has direct access off Hortonwood 60. It currently comprises largely of open land, which is bounded by mature hedgerows, together with a surfaced car parking area to the front eastern corner, where the site is accessed.

There is little large scale development land at Hortonwood, with other large sites having been taken by owner occupiers or existing companies for expansion, therefore the subject land offers an excellent opportunity for a purchaser.

The site adjoins Wrap Film Systems premises to the north, but it should be noted that it is not associated with the business, which remains unaffected by the sale.

### ACCOMMODATION

Land extending to circa 14.5 ac (5.87 ha)

### PLANNING

The site is currently zoned for industrial development within the Local Plan. Interested parties are advised to make their own enquiries in this regard.



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### TENURE

Freehold: The property is available to purchase freehold with vacant possession.

### PRICE

Price upon application - contact the agent for further details.

### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not tested these services and interested parties should make their own enquiries.

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

### BUSINESS RATES

The site is not currently assessed for business rates.

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005

Mobile: 07957 828 565

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Ref: JAGD/3124



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