

New Light Industrial Units

Block B - Hadley Park East, Telford TF1 6QX

ACCESS 442

HADLEY PARK



2510 FT² - 15,060 FT² AVAILABLE NOW

To Let

ACCESS442.CO.UK

ACCESS 442

HADLEY PARK



SPECIFICATION

The buildings have been 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

PLANNING

Uses covered under Use Class E including commercial, business and service uses.



TENURE/TERMS

Units are available on new lease terms on full repairing and insuring basis.


SERVICE CHARGE

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

Unit No	M ²	Ft ²
B1	233	2510
B2	233	2510
B3	233	2510
B4	233	2510
B5	233	2510
B6	233	2510
TOTAL	1,398	15,060

DEMOGRAPHICS

LABOUR SUPPLY
65%
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
155,000



LOCATION

Access442 is a 5 acre site located adjacent to the established Hortonwood West Industrial Estate and Hadley Park East mixed use 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, Epson 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

ACCESS442.CO.UK

**Lambert
Smith
Hampton**

0121 236 2066

MATTHEW TILT

0121 237 2347
mtilt@lsh.co.uk

**ANDREW DIXON
& COMPANY**

01952 521000

ALEX SMITH

01952 521007
alex@andrew-dixon.co.uk

ANOTHER DEVELOPMENT BY

**MORRIS
PROPERTY**

MORRISPROPERTY.CO.UK



Consumer Protection From Unfair Trading Regulations 2008

These particulars are issued on the distinct understanding that all negotiations are concluded through Lambert Smith Hampton and Andrew Dixon & Company. The property is offered subject to contract and is still available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Lambert Smith Hampton and Andrew Dixon & Company for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective tenants, and do not constitute the whole or any part of an offer or contract; (ii) Lambert Smith Hampton and Andrew Dixon & Company cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Lambert Smith Hampton and Andrew Dixon & Company has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Lambert Smith Hampton and Andrew Dixon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective tenants should satisfy themselves as to the fitness of such items for their requirements.