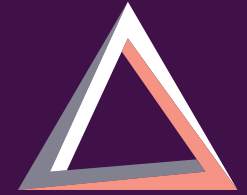


NEW INDUSTRIAL UNITS

Hortonwood West, Telford, Shropshire
(Sat Nav TF1 6AH)



PARAGON
POINT



Unit 1A - 20,000 ft² (1,858 m²)
Unit 1B - 17,900 ft² (1,663 m²)
Combined 37,900 ft² (3,521 m²)

**FOR SALE/
TO LET**

www.paragonpoint.co.uk

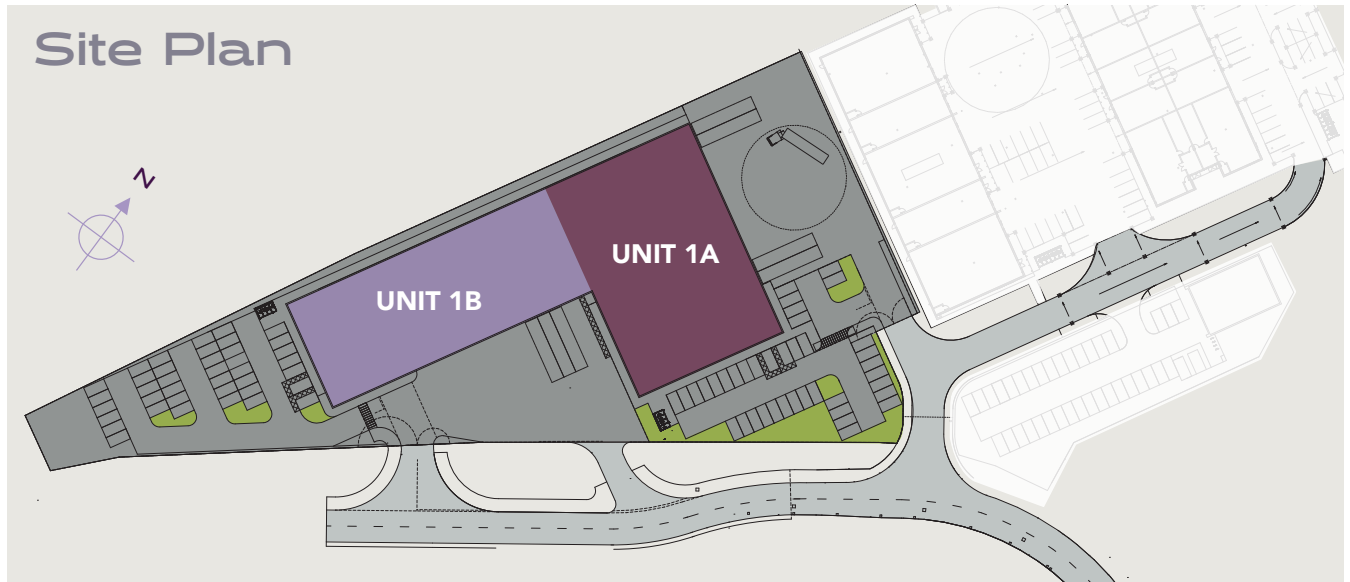


DESCRIPTION

Paragon Point comprises two semi-detached industrial units, built of steel portal frame construction with profile metal sheet clad elevations under a pitched metal clad roof.

The units have an eaves height of 8m with electric roller shutter access doors. Each unit has its own car park and service yard with their own secure entrances. Internally, single storey offices will be provided.

- New build industrial units
- Eaves height 8m
- Floor loading 50KN/m²
- Power 100 kVA/ per unit
- Private, fenced surfaced yard and car parking
- M54 and Telford Centre approximately 4 miles to the South



GROSS INTERNAL FLOOR AREAS PROPOSED:

Unit 1A - 20,000 ft² (1,858 m²)

Unit 1B - 17,900 ft² (1,663 m²)

Combined 37,900 ft² (3,521 m²)

PLANNING

Planning consent granted for use classes B1 (Business/Light Industrial)

B2 (General Industrial) and

B8 (Storage and Distribution)

Ref: TWC/2019/0849

LEASE TERMS/PRICE

Upon application.

RATES

To be assessed.

VAT

All figures quoted do not include VAT, which will be payable at the prevailing rate.

EPC

To be assessed.

SERVICE CHARGE

A service charge is payable for the general maintenance and repairs of the communal area - details on request.



REGIONAL
POPULATION OF
155,000



LABOUR SUPPLY
65%
OF THE POPULATION
WITHIN WORKING AGE



3,750
HOMES PLANNED
OVER THE NEXT
5 YEARS



VEHICLE FLOW
APPROACH
98,000
PER WEEK



LOCATION

Hortonwood West is a 54 acre (21.4 hectare) extension to the well-established and popular Hortonwood Industrial Estate in North Telford. It has prominence to the A442, the main arterial road linking north and south Telford. Junctions 4 and 5 of the M54 motorway are approximately 4 miles, linking into the wider national motorway network.

Nearby occupiers include Denso, Craemer, The Ministry of Defence, Epson and Makita.

TRAVEL DISTANCES

Destination	Miles	Travel Time
Telford Town Centre	4	7 mins
Shrewsbury	15	34 mins
Wolverhampton	22	38 mins
Birmingham	36	44 mins
Stoke	28	46 mins
Manchester	71	1 hr 43 mins
London	158	3 hrs

Source: AA Route Planner

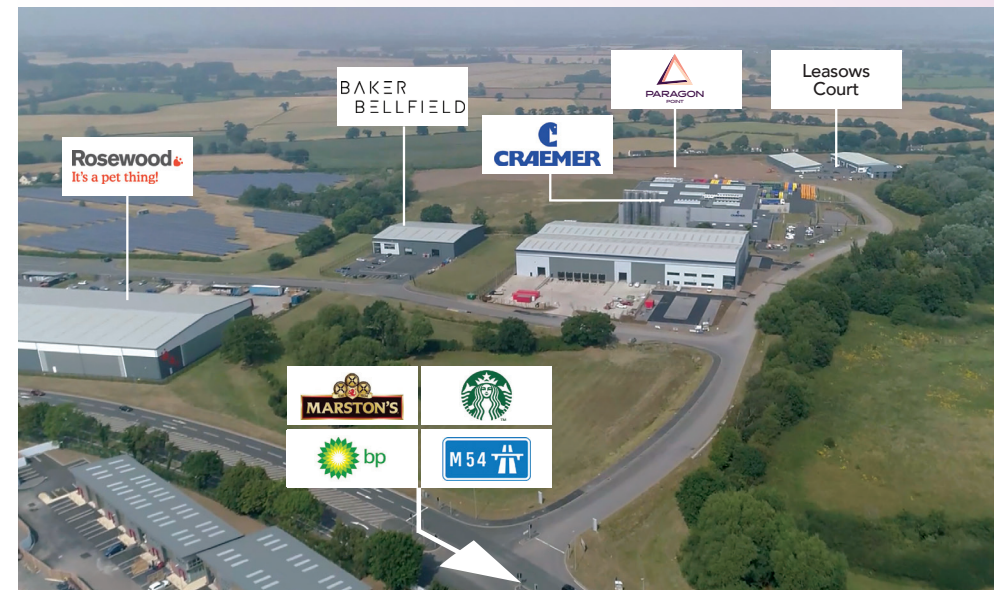
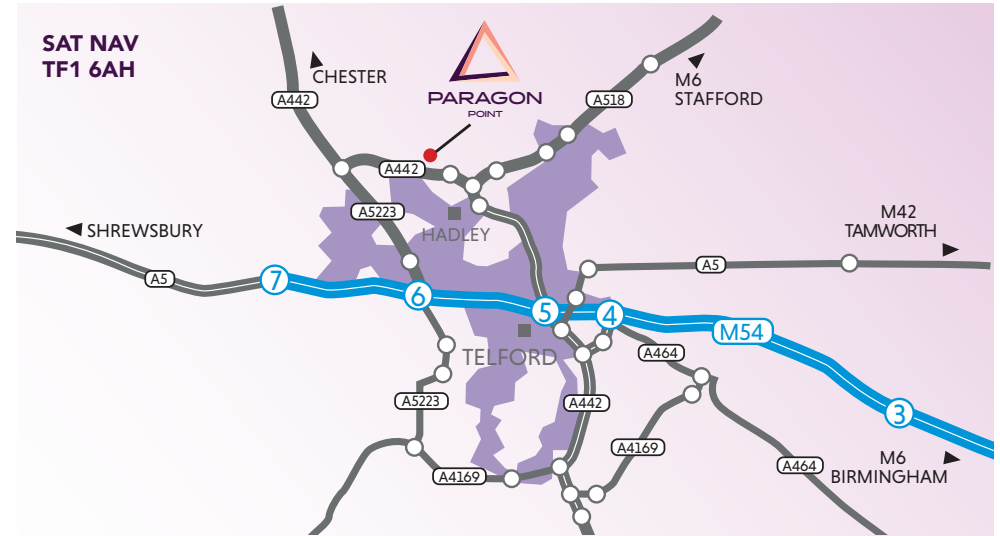
www.paragonpoint.co.uk



ANOTHER DEVELOPMENT BY



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