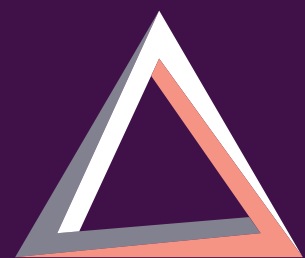




NEW INDUSTRIAL UNITS

Hortonwood West, Hadley Park,
Telford, Shropshire, TF6 6DP (Sat Nav TF1 6AH)

FOR SALE/ TO LET



PARAGON
POINT

ANOTHER DEVELOPMENT BY

MORRIS
PROPERTY

MORRISPROPERTY.CO.UK

www.paragonpoint.co.uk



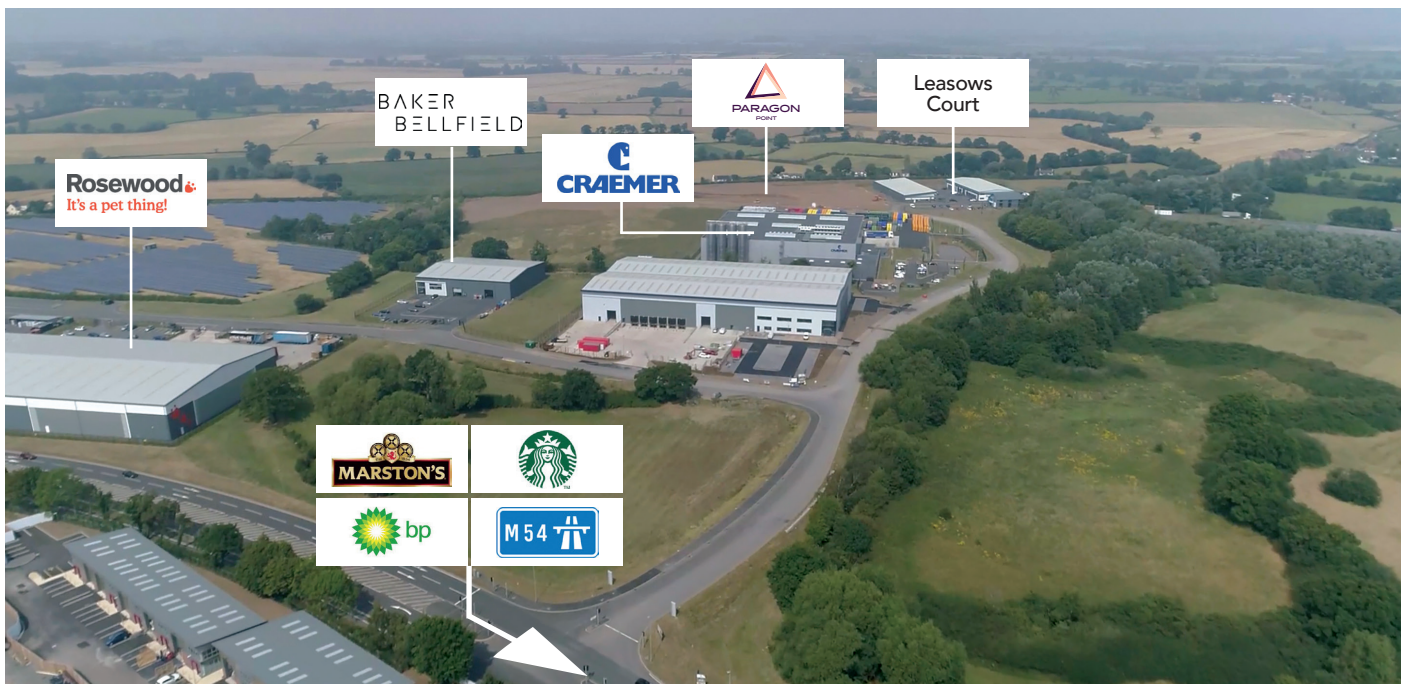
Unit 1A - 20,000 ft² (1,858 m²),
Unit 1B - 17,900 ft² (1,663 m²)
Combined 37,900 ft² (3,521 m²)



DESCRIPTION

Paragon Point will comprise 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 will have an eaves height of 8m with electric roller shutter access doors. Each unit will have its own secure car park and services yard with their own entrances. Bespoke office layout can be discussed on request.

- 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



DEMOGRAPHICS



REGIONAL
POPULATION OF
155,000



LABOUR SUPPLY
65%
OF THE POPULATION
WITHIN WORKING AGE

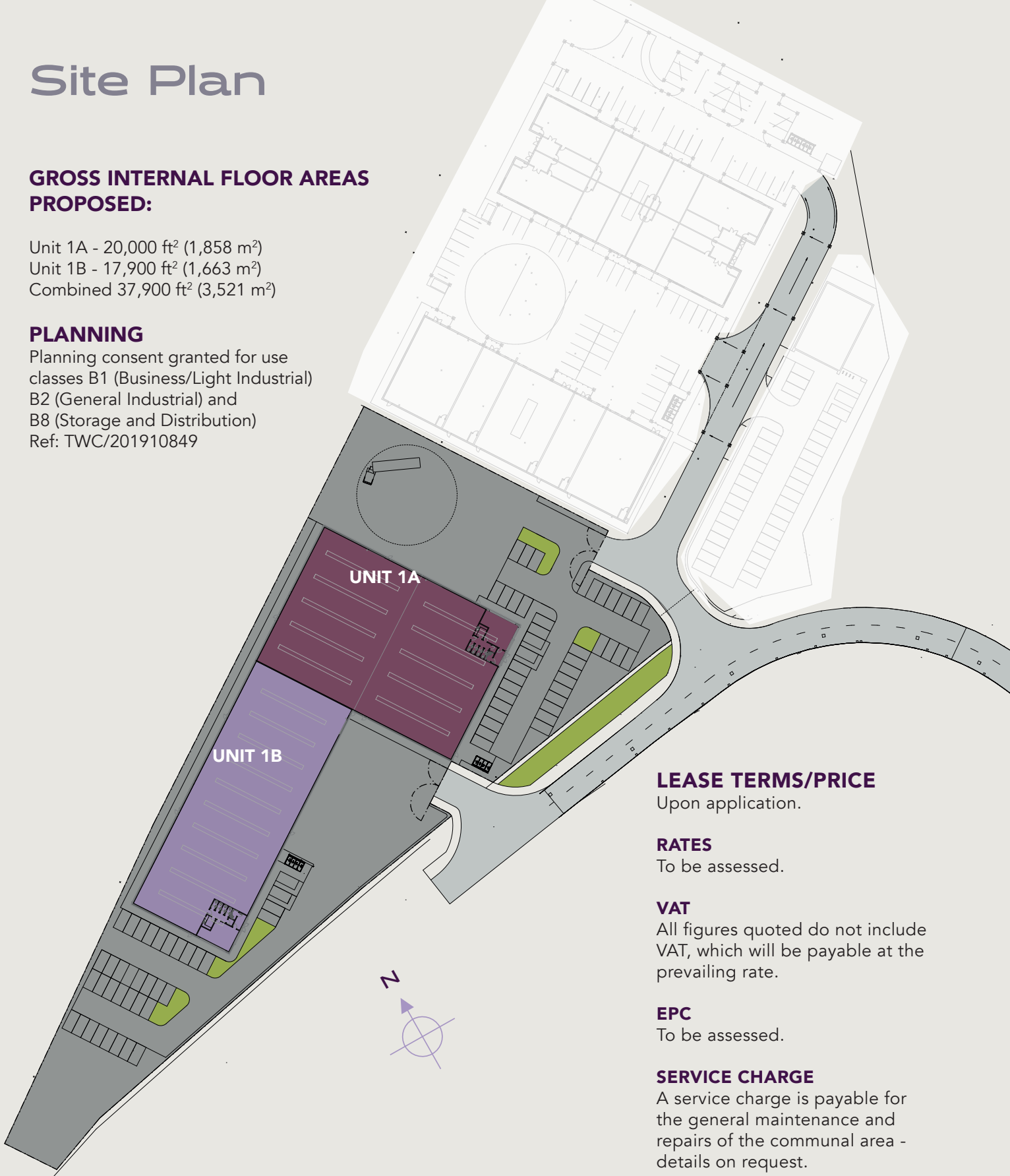
Site Plan

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/201910849



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.



3,750
HOMES PLANNED
OVER THE NEXT
5 YEARS



VEHICLE FLOW
APPROACH
98,000
PER WEEK

SAT NAV
TF1 6AH

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

Hortonwood West is a 54 acre (21.4 hectare) extension to the well-established and popular Hortonwood Industrial Estate in North Telford.

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

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

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



Misrepresentation: Messrs. Bulleys Bradbury for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Bulleys Bradbury or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT. (v). 09/20