

# HORTONWOOD 45

## Prime Distribution/ Industrial Warehouse TO LET

Available Unit Sizes of approximately  
107,000 ft<sup>2</sup> (9,940m<sup>2</sup>) or 140,000 ft<sup>2</sup> (13,006m<sup>2</sup>)



## AVAILABLE Q4 2024

Hortonwood 45, Telford, TF1 7FA

/// [entertainer.event.spaceship](http://entertainer.event.spaceship)

[www.hortonwood45.co.uk](http://www.hortonwood45.co.uk)

**MORRIS**  
PROPERTY



## GRADE A SPEC BUILD UNIT

The building will provide the following gross internal area (GIA) of either:

Description	Area m <sup>2</sup>	Area ft <sup>2</sup>
Warehouse	9475.8	102,000
First Floor Office	464.52	5,000
<b>Total</b>	<b>9,940.32</b>	<b>107,000</b>

Or

Description	Area m <sup>2</sup>	Area ft <sup>2</sup>
Warehouse	12,541.5	135,000
First Floor Office	464.52	5,000
<b>Total</b>	<b>13,006.02</b>	<b>140,000</b>





## LOCATION

Telford is located in the West Midlands, 15 miles east of Shrewsbury, 17 miles northwest of Wolverhampton and 32 miles northwest of Birmingham.

The town benefits from excellent road connectivity with Junctions 4, 5 and 6 of the M54 motorway immediately adjacent. In turn, the M54 motorway connects with Junction 10a of the M6 motorway 15 miles to the east and Junction T8 of the M6 Toll motorway 17 miles to the northeast.



### **Birmingham International Airport**

43 miles southeast



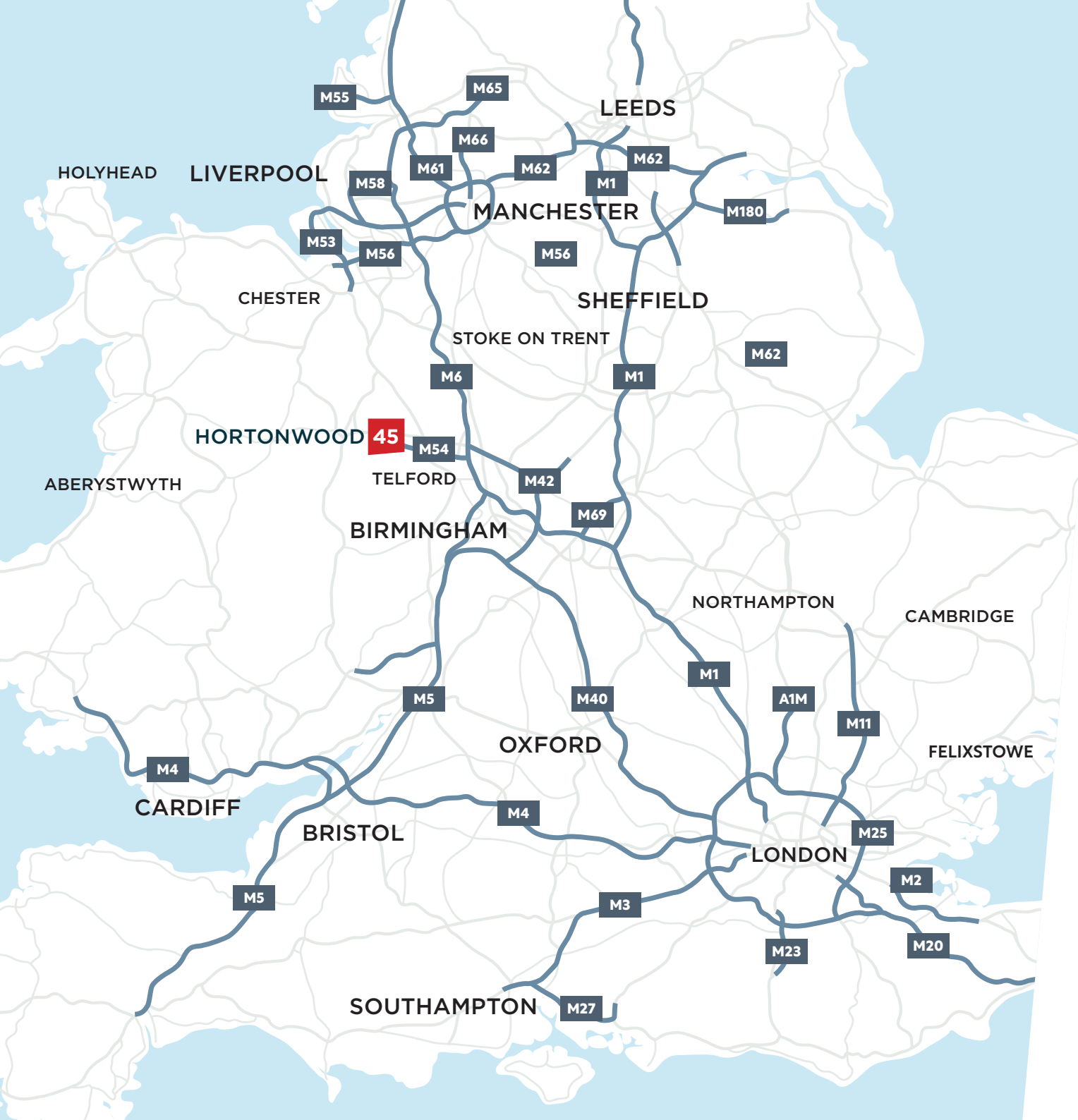
### **Telford - Birmingham New Street**

45-60 minutes



### **Telford - London Euston**

2 hours 22 minutes



## TELFORD IS CONNECTED

Telford's central position in the country makes it an ideal location to serve a wide client base.



There is a workforce of over 350,000 within 30 minutes' drive of the town.



Telford has experienced significant inward investment in recent years including the £83 million Ministry of Defence fulfilment centre built in 2017 and Jaguar Land Rover's 750,000 ft<sup>2</sup> advanced engine facility at i54.



Telford is part of the West Midlands Combined Authority with Telford & Wrekin Council a pro-growth Authority.



## THE SITE

Hortonwood Industrial Estate is one of Telford's principal warehouse employment areas.

The estate benefits from very good transport links. It's located approximately 4 miles to the north of Telford town centre and the train station, and 4 miles from Junctions 4 and 5 of the M54, with access provided via the A442 dual carriageway.

Occupiers in close proximity include Melitta/Cofresco Food Service, Portion Solutions and Denso, The MOD Defence Fulfilment Centre.



**DENSO**



**cofresco**








**POLYTEC**

**HORTONWOOD 45**



## DESCRIPTION

The development will comprise of high quality distribution/ industrial warehouse facility of:

-  Steel portal frame construction
-  50kn/m<sup>2</sup> floor loading
-  11m eaves (to underside of haunch)
-  8 dock level loading doors
-  2 ground level loading doors
-  10 twin EV charging points
-  148-193 car parking spaces
-  10-21 HGV parking spaces
-  Target BREEAM 'Very Good' rating
-  1 MVA supply to site
-  PV ready roof
-  107,000 ft<sup>2</sup>
-  140,000 ft<sup>2</sup>

### Rent

£7.50- £8.50 ft<sup>2</sup>

### Tenure

Leasehold – terms to be agreed.

### Timing

Target date for completion of the building Q4 2024.

### Specification

Available upon request.



**MORRIS**  
PROPERTY

**ANDREW DIXON  
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