

# INDUSTRIAL WAREHOUSE FOR SALE / TO LET

AVAILABLE FROM  
Q3 2026

45,898 ft<sup>2</sup> / 4,264 m<sup>2</sup>



Unit B Ketley Point, Waterloo Road, Ketley, Telford TF1 5DT  
[///bundles.scrambles.bend](http://bundles.scrambles.bend)

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

A DEVELOPMENT BY

**MORRIS**  
PROPERTY

## SUSTAINABLE BY DESIGN

The building has been designed to improve operational efficiency and reduce carbon emissions, leading to occupational cost savings.



Solar PV system



LED lighting to offices and external areas



15% roof lights



Carbon neutral carpet tiles



Ceiling tiles with high percentage of recycled content



Electric car charging points (7kW)



EPC Target Rating A

## SPECIFICATION

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



10m clear internal eaves height



Fully secured site



4 level access doors



First floor offices



Yard depth 35m max



Electricity 350 kVA - 1MVA



54 car parking spaces (9 EV)



Floor loading 50kn/m<sup>2</sup>

## THE SITE

### Gross Internal Area of :

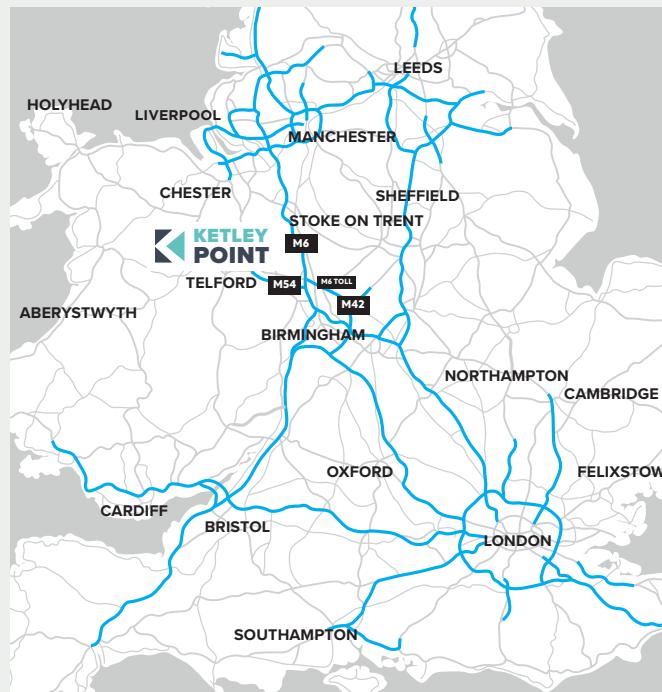
Ground floor	41,818 ft <sup>2</sup>	3,885 m <sup>2</sup>
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First floor offices	4,080 ft <sup>2</sup>	379 m <sup>2</sup>
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Total GIA	45,898 ft <sup>2</sup>	4,264 m <sup>2</sup>
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<b>Site Area</b>	<b>2.53 acres</b>	<b>1.02 hectares</b>
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## LOCATION

Ketley Point is located 1.5 miles from Junction 6 of the M54, in Telford.

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.

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

It is 15 miles east of Shrewsbury, 17 miles northwest of Wolverhampton and 32 miles northwest of Birmingham.

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

Telford is the home to the MoD Fulfillment Centre and other logistic firms such as UPS, DHL, Maidens & Simmonds Transport and major manufacturers including Denso, Ricoh UK and BAE Systems.

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

The unit sits on a self contained site adjacent to a new 20,000ft<sup>2</sup> ALDI Store due to open in the second half of 2026.

## DEMOGRAPHICS



**89,300** economically active



**16,350** people who work in Telford's manufacturing, transport and storage sectors



**185,600** total population of Telford



**53,000** homes within a 5 mile radius

Source: Telford & Wrekin Council

### Price / Rent

Upon application.

### Planning

Planning consent has been granted Ref: TWC/2024/0069 to deliver a brand new warehouse/industrial unit for occupation within Classes E(g)(ii), E(g)(iii) or B8.

### Tenure

Freehold/Leasehold – terms to be agreed.

### Legal Costs

Each party will be responsible for their own legal and professional fees incurred in this transaction.

### EPC

Target EPC Rating A.

### VAT

VAT chargeable at the current rate.



A DEVELOPMENT BY



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**MORRIS**  
& COMPANY



Net carbon  
reduction



Biodiversity &  
sustainable  
environments  
ambition



Diversity &  
inclusion



Education &  
future skills



Responsible  
operating  
practices &  
partnerships



Health &  
wellbeing