

# INDUSTRIAL UNIT - TO LET

**Unit B**  
**Hortonwood 2**  
**Telford**  
**TF1 7GW**

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**21,668 sq ft (2,013 sq m)**

## LOCATION

The premises are located on Hortonwood 2, one of the main estate roads through Hortonwood Industrial Estate, which is accessed directly from the A442 Queensway at the Trench Lock interchange. The A442 provides a direct link with Telford Town Centre approximately three miles away and also Junctions 4 and 5 of the M54 motorway. Neighbouring occupiers include Bischof and Klein, Heinz Single Service and Makita Manufacturing.

## DESCRIPTION

The property comprises an industrial production warehouse unit of steel portal frame construction with blockwork and insulated metal profile clad elevations. The pitched insulated roof incorporates transparent roof lighting, and the floor is solid concrete. Access to the unit is by way of an up and over door approximately 3.9m wide and 4.8m high with an approximate eaves' height of 6.3m.

The office accommodation includes kitchen and w/c facilities. Outside, there are 28 car parking spaces in front of the office accommodation. Adjacent the car peak is enclosed, concreted service yard extended by approximately 4,565 sq ft (424 sq m).

## ACCOMMODATION

Warehouse – 19,600 sq ft (1,821 sq m)

Office and Ancillary areas – 2,068 sq ft (192 sq m)

**Total – 21,668 sq ft (2,013 sq m)**

## PRICE

Rental on Application

## VIEWINGS

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 or 07983 622430.

Subject to Contract

Details created 02-25

**WIGGINS LOCKETT THOMPSON LTD**

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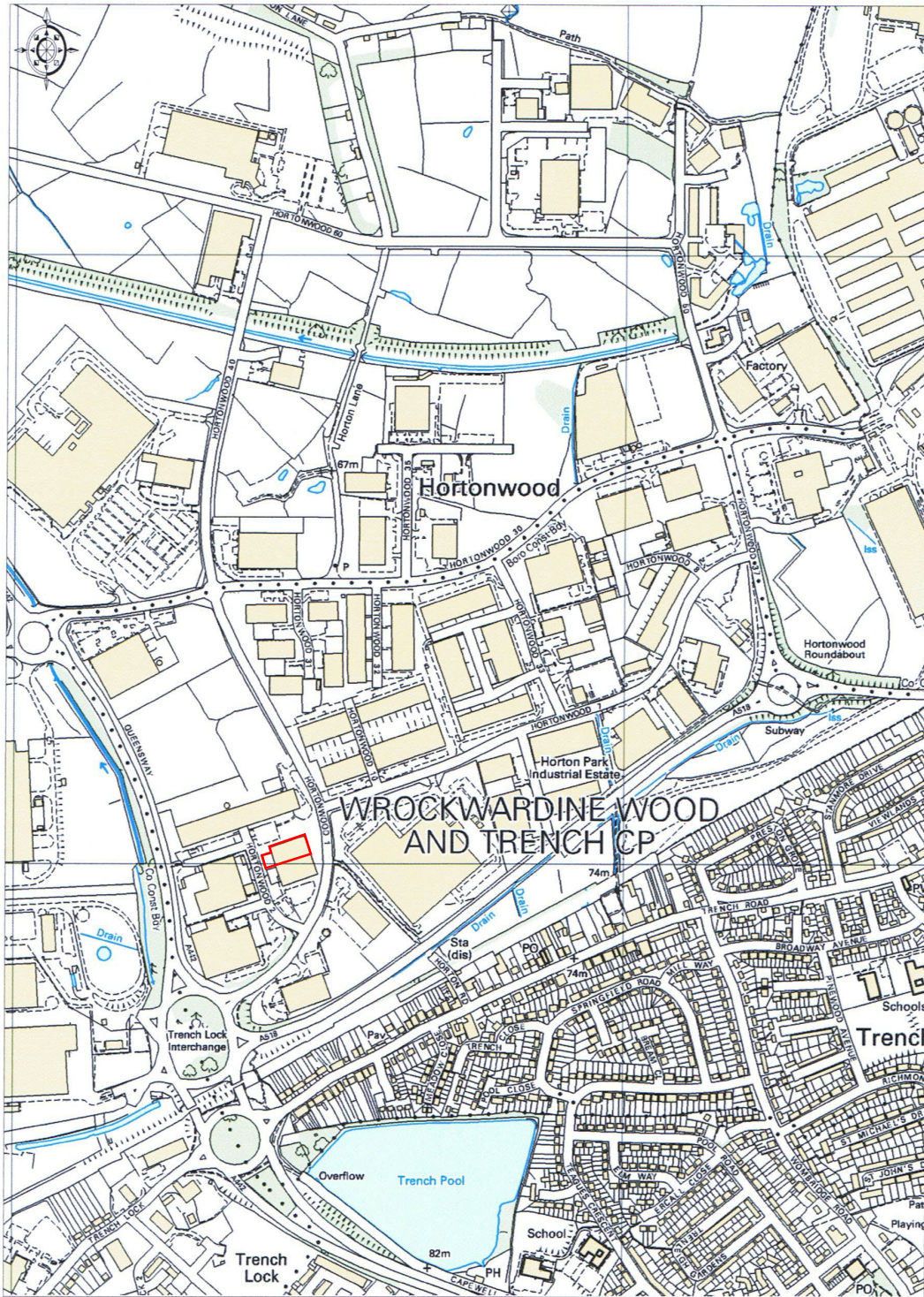
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