

INDUSTRIAL UNIT - TO LET

Unit 5 Hortonwood 32

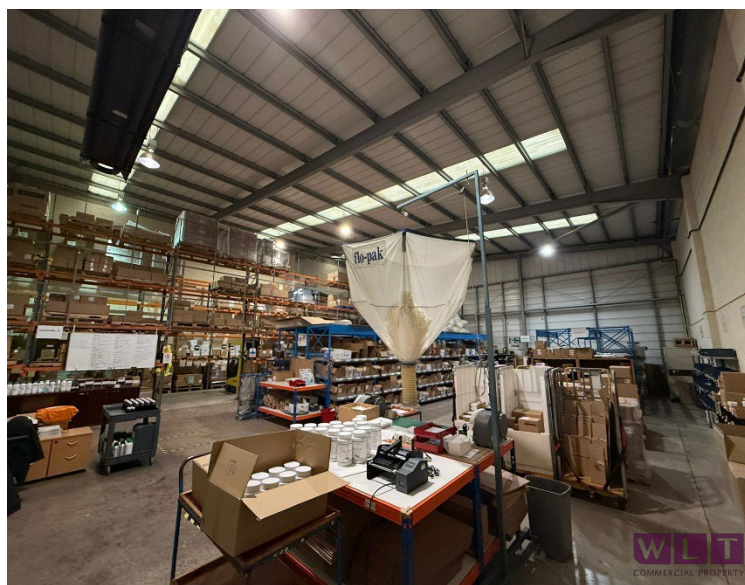
Telford

Shropshire

TF1 7YL

6,555 sq ft (609 sq m)

///unguarded.caramel.iceberg



Unit 5 is located on Hortonwood Industrial Estate. Hortonwood is in the north of Telford c.3 miles from Telford Town Centre and Junctions 4 & 5 of the M54.

Significant Hortonwood occupiers include Epson, Craemer, Makita, The Ministry of Defence, Bischoff & Klein, Heinz & Golden Bear.

Hortonwood 32 totals c.140,000 sq ft of managed glass fronted single bay warehouses each with integral offices, allocated service areas and parking. Minimum eaves height is each unit is approximately 5.3 m (17'4") rising to 7.2 m (23'7").

Unit 5 comprises a terraced industrial unit with first floor offices alongside high bay warehouse space at the rear.

The building is available at a rent of £53,000.00 pa exclusive of Business Rates, Utilities, Service Charge, VAT, and Insurance (please contact Agent for further assistance).

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 or Erin Beards on 07534 687232.

Subject to Contract. Details created 08/25. Full EPC available on request.

WIGGINS LOCKETT THOMPSON LTD

73 High Street, Madeley

Telford, Shropshire TF7 5AH

Tel: 01952 603303/01902 229550

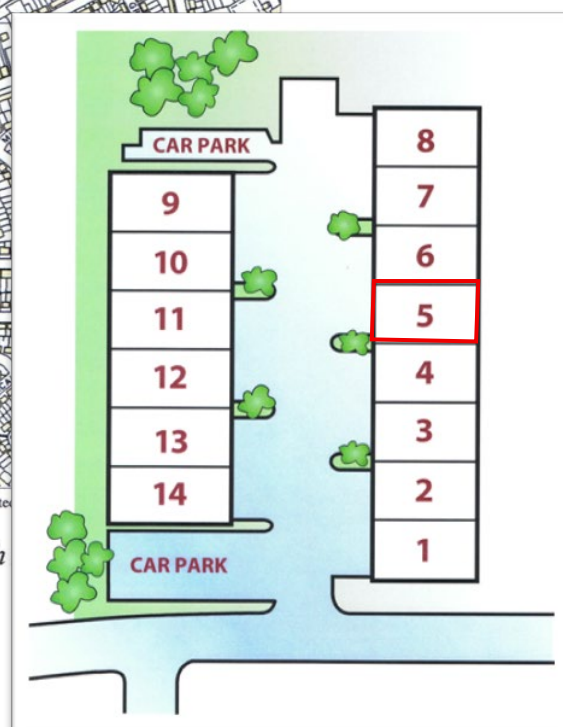
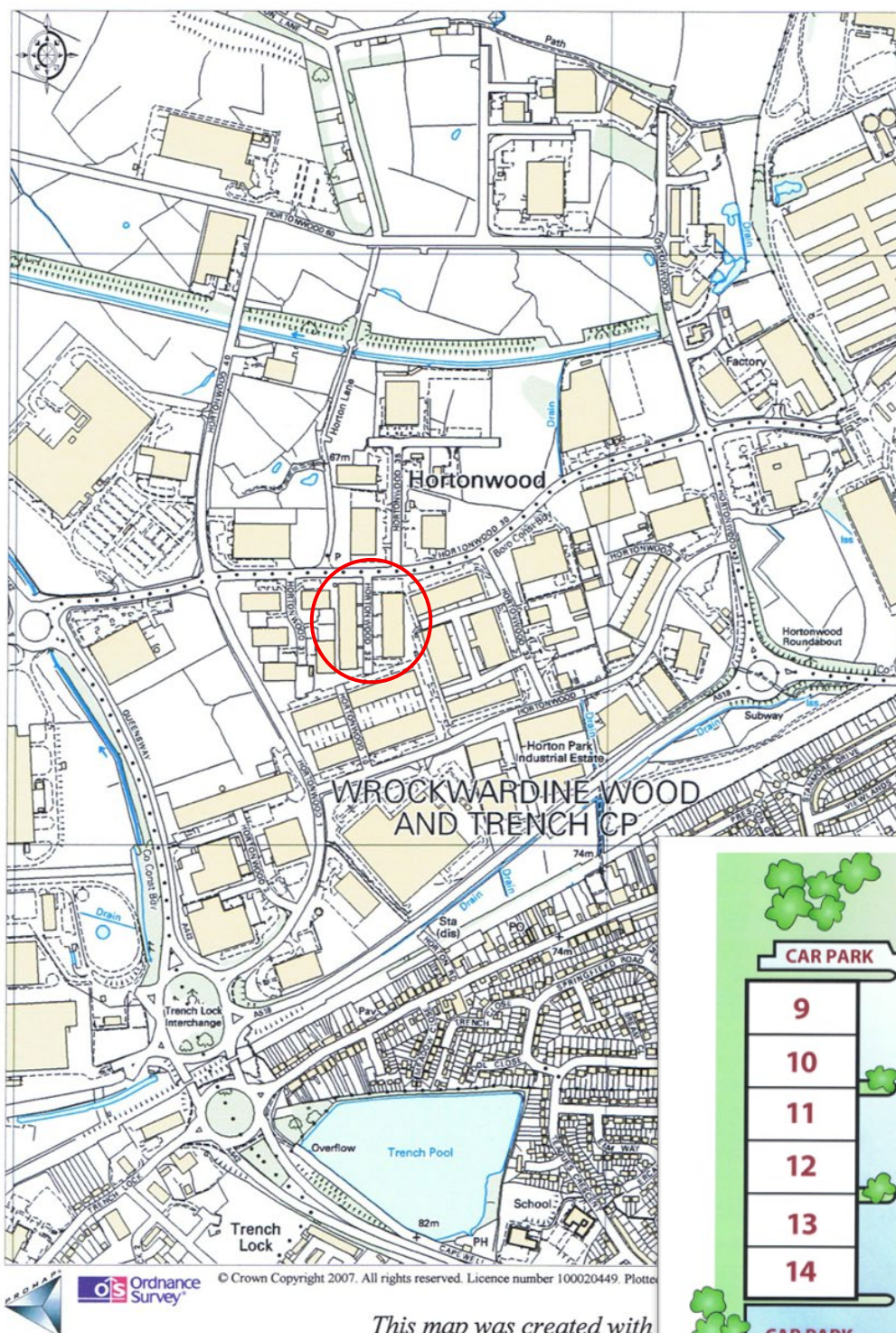
enquiries@wltcommercial.co.uk

wltcommercial.co.uk



Registered address:
73 High Street, Madeley, Telford, Shropshire TF7 5AH
Registered in England & Wales 8686171





IMPORTANT NOTICE

Wiggins Lockett Thompson Ltd. for themselves and for the vendors or lessors of this property whose agents they are give 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Wiggins Lockett Thompson Ltd. 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) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. (vi) Any movable contents, fixtures and fittings referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.