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Q4 2024



# TOTAL PARK

## TELFORD

TO LET / FOR SALE TOTAL PARK TELFORD, HORTONWOOD 45, TELFORD, TF1 7FA

 PLANET.DRIVE.AIRSTRIP

- 55,240 sq ft to 126,133 sq ft
- Speculative development
- 5 MVA power supply
- Excellent access to M54 Motorway
- High Bay accommodation 9-12.5m eaves
- Detailed planning consent B1/B2/B8

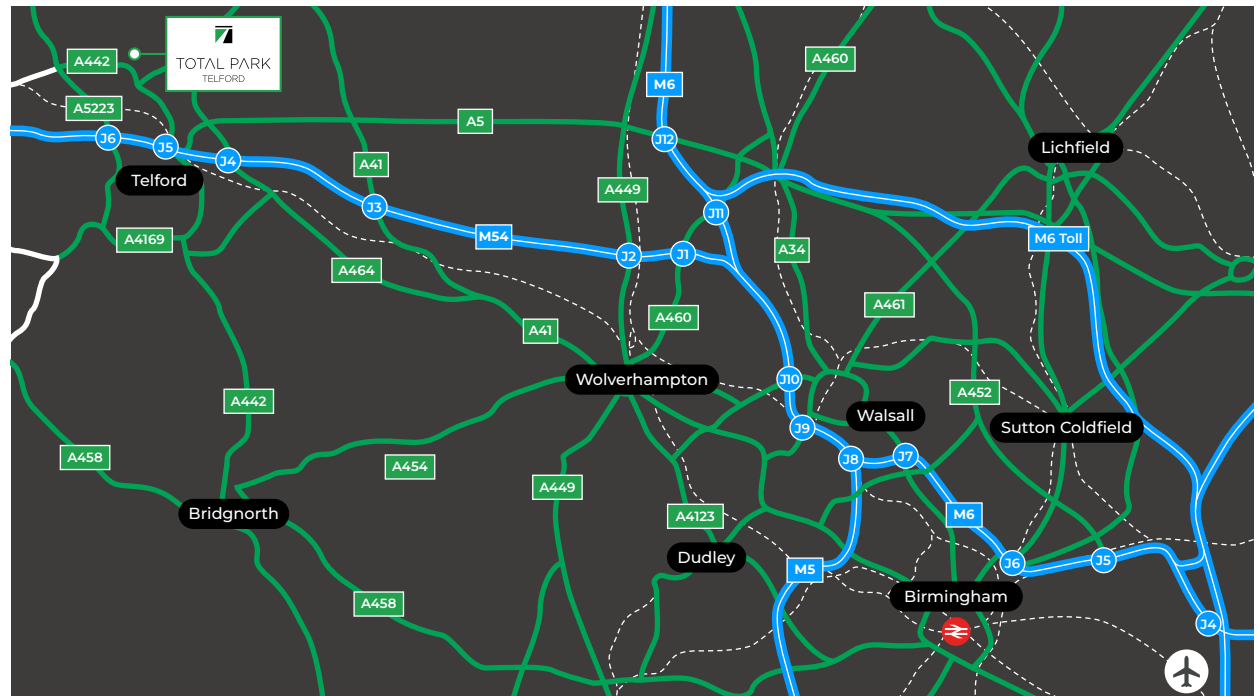
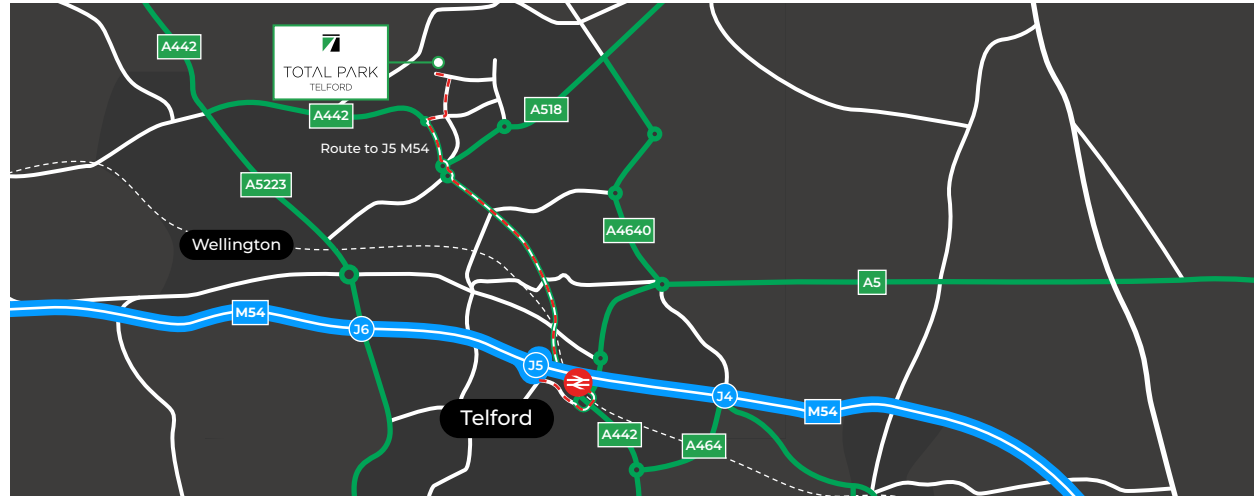
## LOCATION

Telford is a well-established commercial location within the West Midlands, situated approximately 33 miles north west of Birmingham and 64 miles south of Manchester. Telford's central positioning within the UK and strategic connectivity to the national motorway network via the M54 and M6 Motorways, provides excellent road connectivity to all areas of the Midlands, North West and South East.

Telford and the surrounding area 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 sq ft advanced engine facility at i54. The 226 acre strategic development site at i54 comprises approximately 2.5 million sq ft of commercial development which has already significantly boosted the regional economy and surrounding industrial market.

## SITUATION

Total Park Telford is situated to the North of Hortonwood 45 road, within the well-established Hortonwood Industrial Estate, one of Telford's principal employment areas. The Park is located at the intersection of the A442 Queensway Dual Carriageway and the A518, approximately 4 miles north of Telford Town Centre. Hortonwood 45 leads directly to the A442 via Hortonwood 40, providing unfettered access to Junction 5 of the M54 Motorway 5 miles south. Significant occupiers within Hortonwood Industrial Estate include Wolseley, BAE Systems, Makita, Nestlé and Heinz to name a few.



# AERIAL PLAN



# DESCRIPTION

The Park will comprise four Grade A distribution warehouses extending to 349,904 sq ft, each incorporating first floor ancillary office accommodation. All units will be of steel portal frame construction and will benefit from the following specification:

## ESG Credentials – Net Carbon Zero in Construction

The construction of the units is targeted to achieve Net Carbon Zero through carbon offsetting initiatives. The Park will be developed targeting BREEAM 'Very Good' and EPC ratings of 'A'.



<b>Unit 2 – 95,110 sq ft</b>
Eaves Height: 12.5m
Dock Level Doors: 8
Level Access Doors: 2
Car Parking Spaces: 130
HGV Spaces: 6
Power Capacity: 1.5MVA
EV Charging Points: 18
Floor Loading: 50kN/M2

<b>Unit 1 – 55,240 sq ft</b>
Eaves Height: 9m
Dock Level Doors: 2
Level Access Doors: 3
Car Parking Spaces: 59
Power Capacity: 0.5MVA
EV Charging Points: 8
Floor Loading: 50kN/M2

<b>Unit 3 – 126,133 sq ft</b>
Eaves Height: 12.5m
Dock Level Doors: 10
Level Access Doors: 2
Car Parking Spaces: 160
HGV Spaces: 15
Power Capacity: 2MVA
EV Charging Points: 24
Floor Loading: 50kN/M2

<b>Unit 4 – 73,421 sq ft</b>
Eaves Height: 12.5m
Dock Level Doors: 6
Level Access Doors: 2
Car Parking Spaces: 99
HGV Spaces: 10
Power Capacity: 1MVA
EV Charging Points: 16
Floor Loading: 50kN/M2

# ACCOMMODATION

Unit 1	SQ FT	SQ M
Warehouse	52,614	4,888
First Floor Offices	2,626	244
<b>Total</b>	<b>55,240</b>	<b>5,132</b>

Unit 2	SQ FT	SQ M
Warehouse	90,611	8,418
First Floor Offices	4,499	418
<b>Total</b>	<b>95,110</b>	<b>8,836</b>

Unit 3	SQ FT	SQ M
Warehouse	120,826	11,225
First Floor Offices	5,307	493
<b>Total</b>	<b>126,133</b>	<b>11,718</b>

Unit 4	SQ FT	SQ M
Warehouse	69,944	6,498
First Floor Offices	3,477	323
<b>Total</b>	<b>73,421</b>	<b>6,821</b>



# TERMS

Available to Let or For Sale.

Please contact the joint agents for further details.

# CONTACT



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A development by:  TOTAL DEVELOPMENTS

SUBJECT TO CONTRACT & EXCLUSIVE OF VAT – February 2024.

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