



# To Let: Rowan House, Hortonwood 33

Telford | Shropshire | TF1 7EX







### Prime Industrial/Trade Counter Opportunity - Rowan House, Hortonwood 33, Telford, TF1 7EX

Rowan House is a refurbished industrial and trade counter facility with two detached units totaling 20,116 sq ft (1,869 sq m). It includes a modern single-storey offices, a trade counter and a 2,004 sq ft (186 sq m) mezzanine, offering flexible space for operations and customer engagement. The property is available as a whole or subject to confirmation let as two separate units.

Set on a 1.3-acre (0.53 ha) self-contained site with a large service yard and ample parking, the property is on the Hortonwood 33 industrial estate in Telford, benefiting from excellent transport links. Viewing is recommended to appreciate this versatile, well-connected property.



# Rowan House

This prominent 1.3-acre (0.53-hectare) site offers a secure, self-contained environment with two detached commercial/industrial units, ideal for businesses seeking both flexibility and functionality. The property is designed to accommodate a variety of commercial uses, with one unit featuring a trade counter and the other providing additional warehouse space, complemented by a large service yard and dedicated car park for easy access.

The main building at the front houses modern, well-presented single-storey office accommodation with a trade counter, while a spacious production warehouse lies behind. The warehouse is accessed via two roller shutter doors, and also includes a generous mezzanine level, adding valuable storage space. The offices are open-plan, with carpeted floors, a modern kitchen with microwave and WC facilities, creating a comfortable and efficient working environment.

To the rear, a separate detached industrial unit provides additional warehouse space, complete with three roller shutter doors and an integrated single-storey office block. The unit has recently undergone a roof refurbishment, ensuring durability. Externally, the site is further enhanced by a paved car park at the front, along with an L-shaped concrete service yard that stretches between the units and along the side of the main building, offering additional parking and seamless access.





# Location

Rowan House is located on the established Hortonwood Industrial Estate, just 3 miles north of the M54 motorway (Junction 5) and directly accessible via the A442 Queensway, Telford's main distributor road. This prime commercial location offers excellent regional and national transport links, making it ideal for businesses requiring logistics and distribution.

The area is home to a range of well-known occupiers, including Makita, Epsom, Wolseley Plumb Centre, and Pochin Plumbers Merchants, creating a strong industrial and trade environment.

- 3 miles north of M54 (Junction 5) with direct motorway access
- Immediate access off A442 Queensway, Telford's main distributor road
- Located on Hortonwood 33, a prominent industrial estate
- Nearby occupiers include Makita, Epsom, Wolseley Plumb Centre, and Pochin Plumbers Merchants
- Excellent transport links for logistics and distribution

Telford is a growing economic hub, with expanding infrastructure and a skilled workforce.





# Accommodation

## MAIN BUILDING

Total Gross Internal Floor Area = 9,116 sq ft | 847 sq m

## REAR BUILDING

Total Gross Internal Floor Area = 11,000 sq ft | 1,022 sq m

## PLUS MEZZANINE (MAIN BUILDING)

2,004 sq ft | 186 sq m

## TOTAL GROSS INTERNAL FLOOR AREA – 20,116 SQ FT (1,869 SQ M)

(Not including mezzanine floor)









# Key Details

## Rateable Value

Rateable value of the main building = £41,000.

## Rent

The asking rent for the property in its entirety is **£170,000** (One hundred and seventy thousand pounds) per annum exclusive.

## VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

## EPC

The main building = D(96 )Rear building = E(106).

## Legal Costs

Each party to be responsible for their own legal costs in connection with this matter.

## Service Charge

A service charge will be levied by the landlord to cover the costs of the maintenance and upkeep of the common areas of the estate. Further details are available from the letting agent.

## Local Authority

Telford & Wrekin Council

Telford, Shropshire, TF3 4HD



01952 380000



[WWW.TELFORD.GOV.UK](http://WWW.TELFORD.GOV.UK)

## Tenure

The property is available to lease based on a new full repairing and insuring lease on terms to be agreed. The landlord would prefer to let the site as a whole but may consider splitting the site and letting the units separately. Further details from the letting agents upon contact.

## Services

We understand that all mains services are available or connected to the property. It should be noted, however, that we have not checked or tested these services and interested parties should make their own enquiries.

## Planning

We understand the property currently has planning permission for uses within Class E and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties are advised to make their own enquiries in this regard.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.





# Halls

Viewing is strictly by prior arrangement with the letting agents. This property is advertised with joint agency, Andrew Dixon & Company. For more information or to arrange a viewing with Halls Commercial, please contact:

James Evans



07792 222 028



james.evans@hallsgeb.com

Simon Cullup-Smith



07999 595 885



simon.cullupsmith@hallsgeb.com

Commercial Department



01743 450 700



commercialmarketing@hallsgeb.com

## Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

