

# TO LET / FOR SALE - LAST REMAINING UNIT

UNIT 2 TOTAL PARK TELFORD, HORTONWOOD 45, TELFORD, TF1 7FA

AVAILABLE NOW



PLANET.DRIVE.AIRSTRIP



TOTAL PARK  
TELFORD

■ 96,207 sq ft / 8,938 sq m

■ High Bay accommodation 12.5m eaves

■ 1.5 MVA power supply

■ Excellent access to M54 Motorway

■ New build unit

■ Detailed planning consent B1/B2/B8

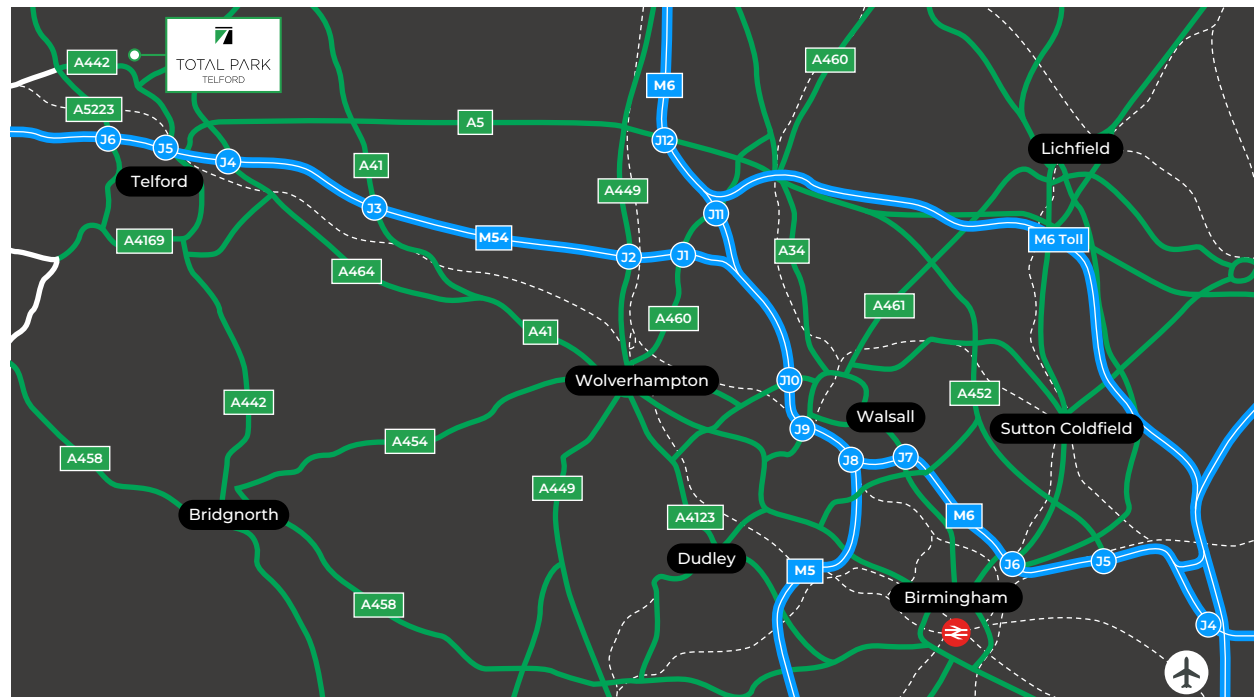
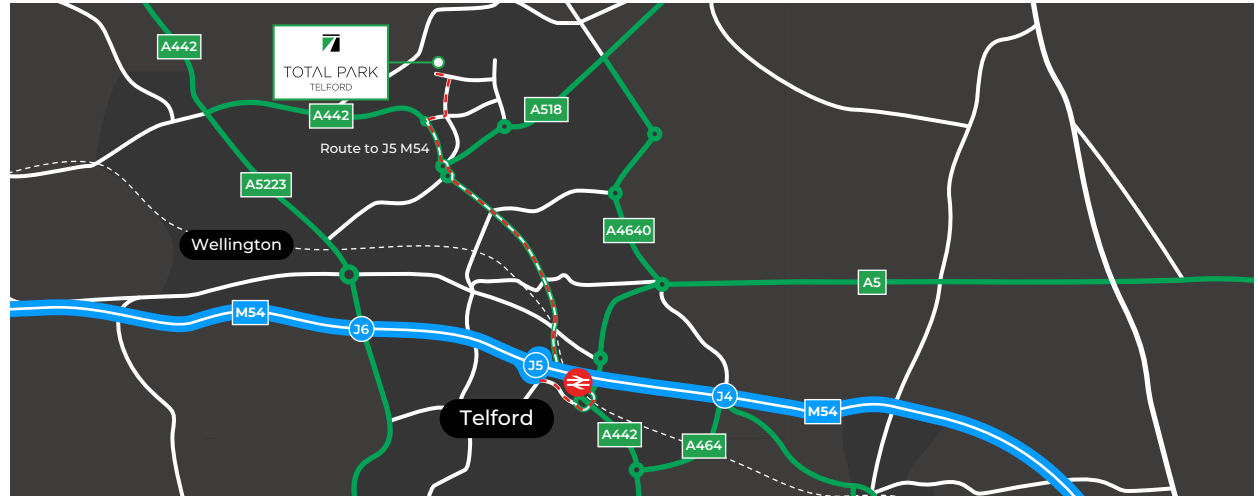
## LOCATION

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



 VIEW DRONE VIDEO →

# DESCRIPTION

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

Unit 2 – 96,207 sq ft
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: 19
Floor Loading: 60kN/M2

## 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 has been developed targeting BREEAM ‘Very Good’ and EPC ratings of ‘A’.



Unit 1 – LET

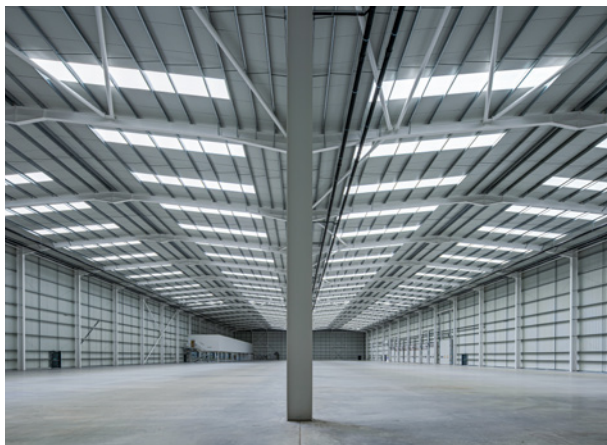
Unit 3 – SOLD

Unit 4 – LET

50m

# ACCOMMODATION

Unit 2	SQ FT	SQ M
Warehouse	91,593	8,509
First Floor Offices	4,614	429
<b>Total</b>	<b>96,207</b>	<b>8,938</b>



## TERMS

Available to Let or For Sale.

Please contact the joint agents for further details.

## CONTACT



Georgina Thompson  
07793 461360  
georgina.thompson@m1agency.co.uk

Kayleigh Mason  
07747 486661  
kayleigh.mason@m1agency.co.uk



Richard Bradbury  
07956 847446  
richard.bradbury@bulleysbradbury.co.uk

Rod Spiby  
07970 283704  
rod.spiby@bulleys.co.uk

A development by:  **TOTAL DEVELOPMENTS**

SUBJECT TO CONTRACT & EXCLUSIVE OF VAT – April 2026.

Important Notice: M1 Agency LLP and Bulleys Bradbury LTD, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and M1 Agency LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Design by Bella - belladesign.co.uk