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ACCESS 442
HADLEY PARK

Rosewood
It's a pet thing!

TO LET/FOR SALE
LIGHT INDUSTRIAL UNITS
1,548 - 15,060 SQ FT

HADLEY PARK EAST, TELFORD TF1 6QX

ACCESS 442
HADLEY PARK

ACCESS442.CO.UK



PLANNING

Industrial Uses covered under Class B1 and Permitted Development for B8 uses under the Town & Country Planning Order.

TENURE/TERMS

Units are available to either lease or purchase.

SERVICE CHARGE

A service charge is payable for the general maintenance and repair of the communal areas.

DEMOGRAPHICS

LABOUR SUPPLY
65%
OF THE POPULATION
WITHIN WORKING AGE


VEHICLE FLOW APPROACH
98,000 PER WEEK

 OVER THE NEXT 5 YEARS
3,750
HOMES PLANNED


REGIONAL POPULATION OF
155,000

SITE PLAN



SPECIFICATION

The buildings will be built incorporating:

- Steel portal frame construction
- Electric sectional delivery doors
- Eaves height 7m to front, 6m to the rear
- 3 phase electrics
- 50 kn/m² floor Loading
- Excellent car parking
- Bespoke fit out available
- All units built to landlords 'Shell' specification
- Glazed frontages incorporating double access doors

Detailed specification available on request.

UNIT SCHEDULE

UNITS	NET FLOOR AREA	
	SQ FT	M ²
A1 - A4 EACH	2,546	236.5
TOTAL	10,184	946.08
A5 - A8 EACH	2,546	236.5
TOTAL	10,184	946.08
A9 - A12 EACH	2,546	236.5
TOTAL	10,184	946.08
B1 - B6 EACH	2,510	233.3
TOTAL	15,060	1,400
C1	1,558	144.7
C2	1,548	143.8
C3	1,548	143.8
C4	1,549	144.0
C5	1,558	144.7
TOTAL	7,761	721
D1	2,041	189.5
D2	2,042	190.0
D3	2,041	189.5
TOTAL	6,124	569

All areas are approx. gross internal.

Learn more visit:
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LOCATION

Access442 is a 5 acre site located adjacent to the established Hortonwood West Industrial Estate and Hadley Park East office campus development.

It has prominence to the A442 being the main arterial road linking north and south Telford. Junctions 5 and 6 of the M54 motorway are close by, giving access to the national motorway network. Nearby occupiers include Denso, Makita, Epson and the Ministry of Defence.

TRAVEL DISTANCES

Destination	Miles	Km	Travel Time
Telford Town Centre	4	6	7 mins
Shrewsbury	15	24	34 mins
Wolverhampton	22	35	38 mins
Birmingham	36	58	44 mins
Stoke	28	45	46 mins
Manchester	71	114	1 hr 43 mins
London	158	254	3 hrs

Source: AA Route Planner

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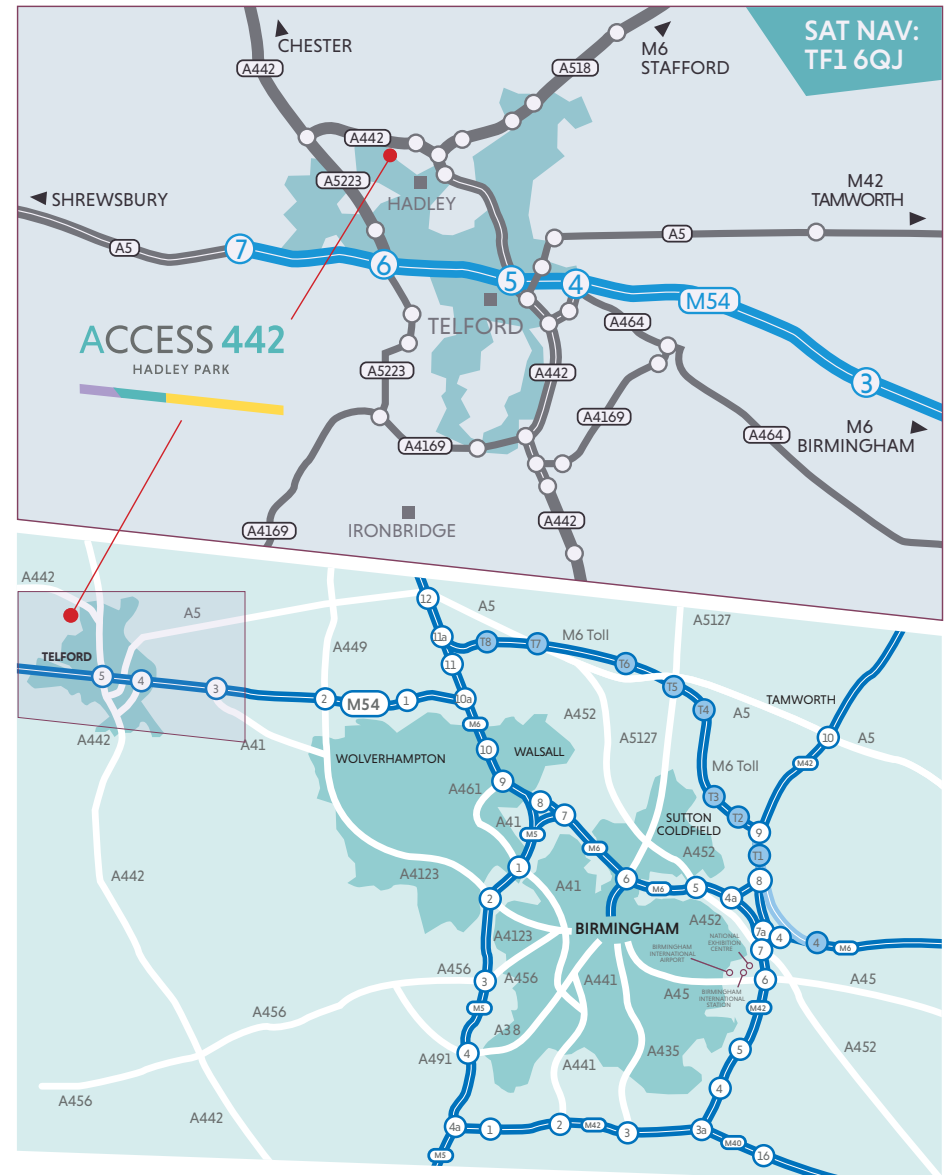
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ANOTHER DEVELOPMENT BY

**MORRIS
PROPERTY**

MORRISPROPERTY.CO.UK



Consumer Protection From Unfair Trading Regulations 2008

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Availability Schedule – August 2021

Building	ft ²	m ²	Rent
A5	2546	236.52	Under Offer
A6	2546	236.52	Under Offer
A7	2546	236.52	Under Offer
A8	2546	236.52	Under Offer
TOTAL	10,184	946.08	
A9	2546	236.52	Under Offer
A10	2546	236.52	Under Offer
A11	2546	236.52	Under Offer
A12	2546	236.52	Under Offer
TOTAL	10,184	946.08	
B1	2510	233.18	£19,500
B2	2510	233.18	£19,200
B3	2510	233.18	£19,200
B4	2510	233.18	£19,200
B5	2510	233.18	£19,200
B6	2510	233.18	£19,500
TOTAL	15,060	1,399.08	