



# Telford Defence & Technology Park

Telford Defence & Technology Park, Hadley, Telford TF1 6AA

New Grade A Industrial Site Totalling  
917,000 Sq Ft Across Five Plots.

MRE

# 917,000 Sq Ft Spread Across Five Plots



# An Industry Leading Scheme At The Heart of Telford Defence & Technology Park.

Telford Defence & Technology Park is located in close proximity to surrounding industrial and defence businesses.

Located 2.5 miles northwest of Telford town centre, with excellent access via the A442 dual carriageway to Junction 5 of the M54 motorway.

The M6 motorway is approximately 15 miles to the east, providing direct links to the national motorway network.

Telford is strategically placed adjacent to the M54, approximately 10 miles east of Shrewsbury. Wolverhampton and Birmingham are 16 and 35 miles to the southeast, respectively.

2.5

Miles to Telford Town Centre

4

Miles to M54 J5

21

Miles to M6 J11

23

Miles to Wolverhampton

Telford Defence and Technology Park

# Energy Resilience

The first new build industrial and logistics units with energy resilience built into the base build. In addition to being connected to the grid our buildings are part of a private wire network where the estate benefits from on site solar generation and battery storage allowing to offset or acquire exclusively all of the energy being generated.



Up to 15,000,000 kWh



Purchase agreement aligned to lease duration



Site wide carbon offset of up to 4,000,000kg



163,871m<sup>2</sup> of commercial space created – Developed under the Telford Land Deal.

Telford Defence and Technology Park

# Employee Wellbeing

Employee wellbeing is a clear priority at the business park, with dedicated spaces designed to help people step away from their desks, get active, and recharge. Whether it's for a brisk walk, a breath of fresh air, or a moment to clear the mind, the park encourages everyone to make the most of its open surroundings.



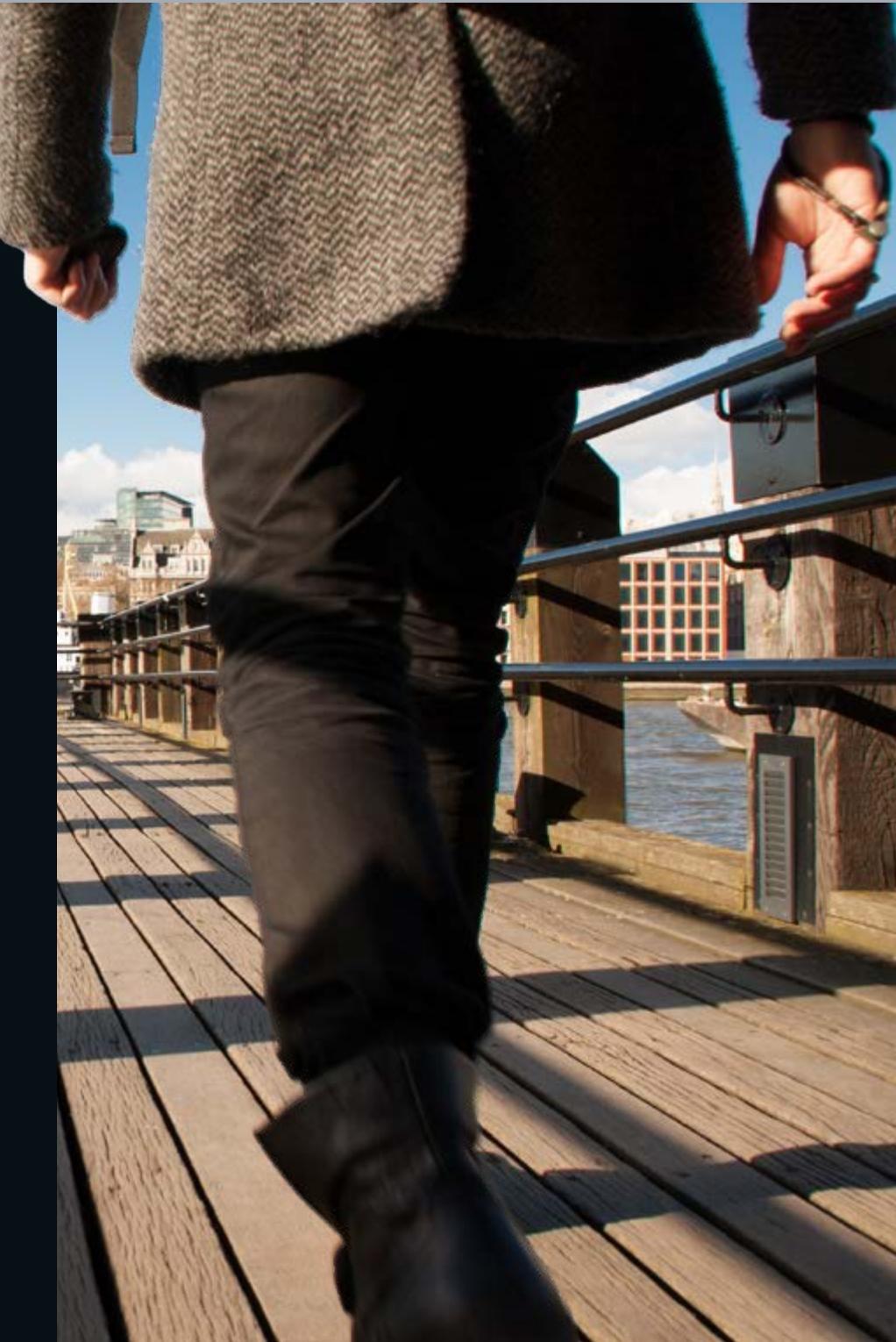
5 Aside  
Football Pitch



Padel Court



Canal Side  
Walking Routes





## Build & Design Units: Detailed Planning Consent In Place

Grade A industrial site  
totalling 917,000 sq ft  
across five plots.



## Plot 1

300,147 sq ft  
27,882 m<sup>2</sup>

## Plot 2

64,998 sq ft  
6,038 m<sup>2</sup>

### Plot 3

171,972 sq ft  
115,980 m<sup>2</sup>

## Plot 4

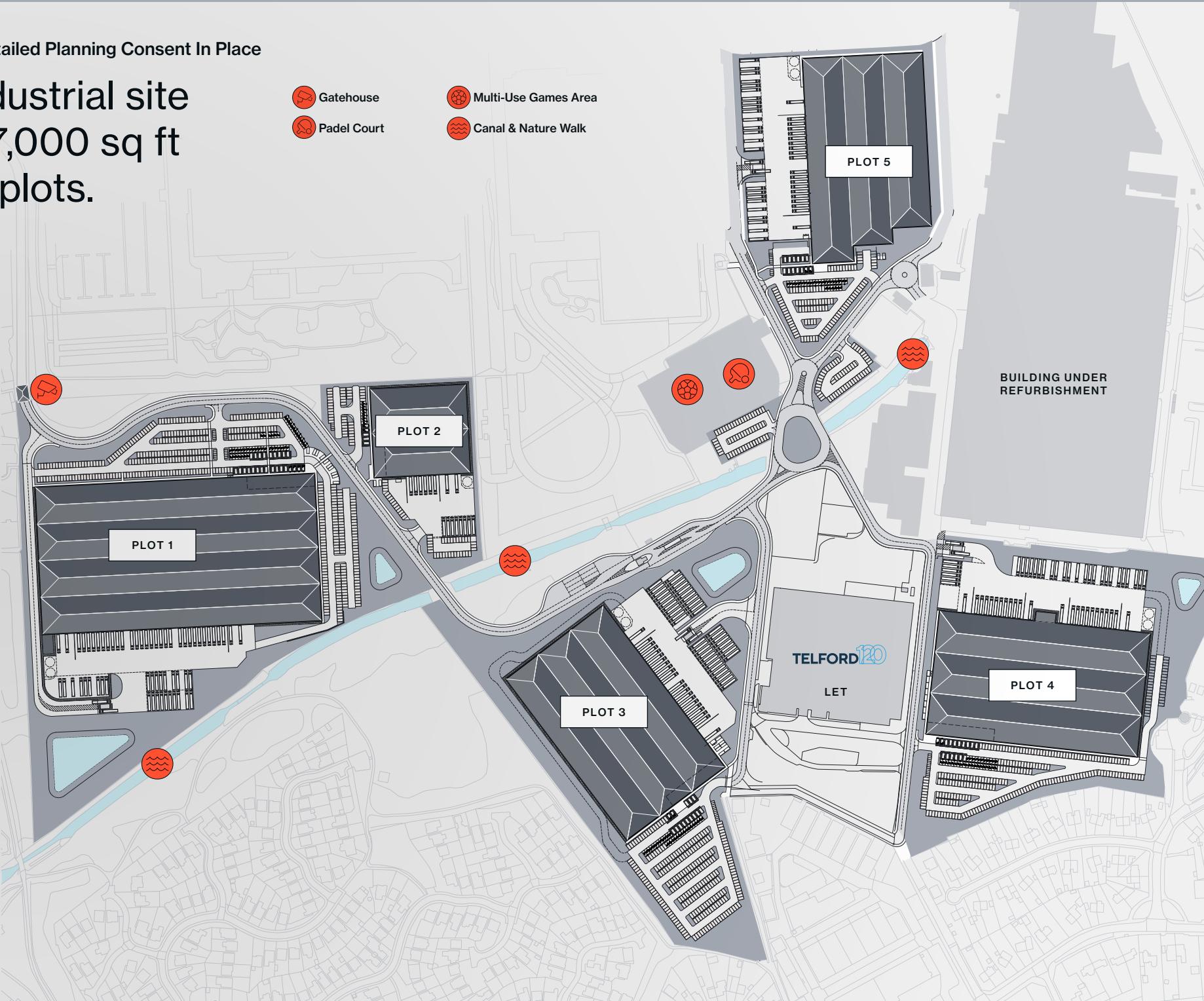
205,042 sq ft  
19,045 m<sup>2</sup>

## Plot 5

175,043 sq ft  
16,257 m<sup>2</sup>

## Telford 120

Let



# Indicative Floor Areas

## Plot 1

WAREHOUSE  
285,935 sq ft

OFFICE  
14,212 sq ft

TOTAL  
300,147 sq ft

YARD DEPTH  
36.5 m

EAVES HEIGHT  
18 m

FLOOR LOADING  
50 kN/m<sup>2</sup>

DOCK DOORS  
28

LEVEL ACCESS DOORS  
6

CAR PARKING SPACES  
557

## Plot 2

WAREHOUSE  
60,832 sq ft

OFFICE  
4,166 sq ft

TOTAL  
64,998 sq ft

YARD DEPTH  
35 m

EAVES HEIGHT  
10 m

FLOOR LOADING  
50 kN/m<sup>2</sup>

DOCK DOORS  
6

LEVEL ACCESS DOORS  
2

CAR PARKING SPACES  
101

## Plot 3

WAREHOUSE  
163,372 sq ft

OFFICE  
8,600 sq ft

TOTAL  
171,972 sq ft

YARD DEPTH  
35 m

EAVES HEIGHT  
12.5 m

FLOOR LOADING  
50 kN/m<sup>2</sup>

DOCK DOORS  
17

LEVEL ACCESS DOORS  
2

CAR PARKING  
295

## Plot 4

WAREHOUSE  
190,898 sq ft

OFFICE  
14,144 sq ft

TOTAL  
205,042 sq ft

YARD DEPTH  
35 m

EAVES HEIGHT  
12.5 m

FLOOR LOADING  
50 kN/m<sup>2</sup>

DOCK DOORS  
20

LEVEL ACCESS DOORS  
4

CAR PARKING  
318

## Plot 5

WAREHOUSE  
165,011 sq ft

OFFICE  
10,032 sq ft

TOTAL  
175,043 sq ft

YARD DEPTH  
35 m

EAVES HEIGHT  
15 m

FLOOR LOADING  
50 kN/m<sup>2</sup>

DOCK DOORS  
18

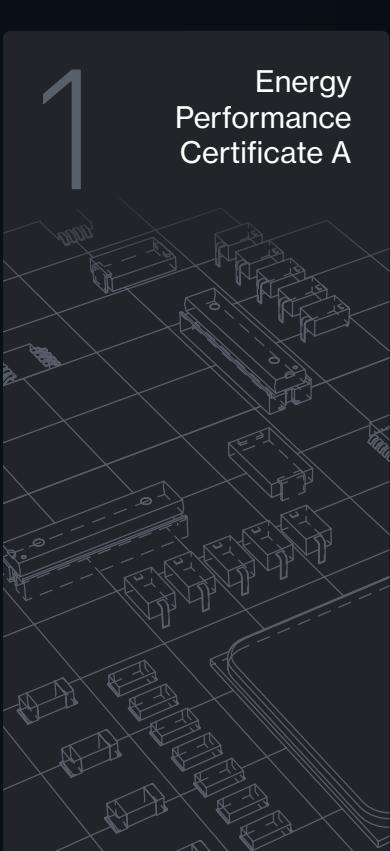
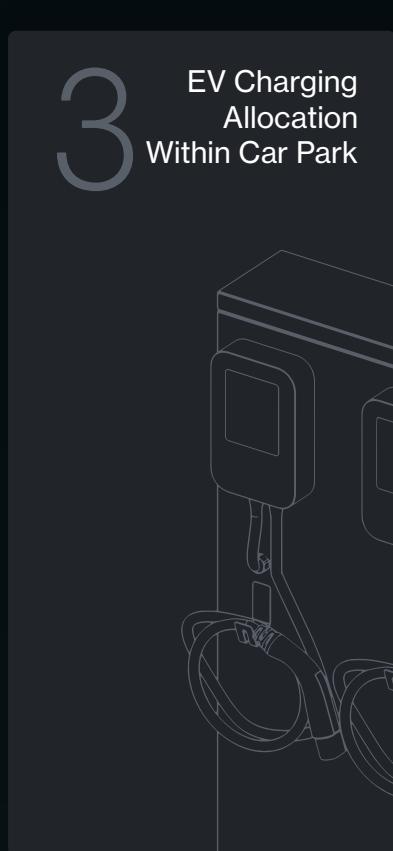
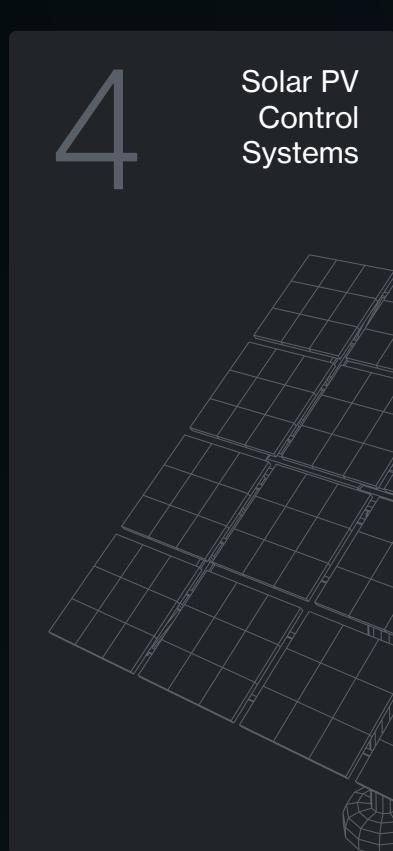
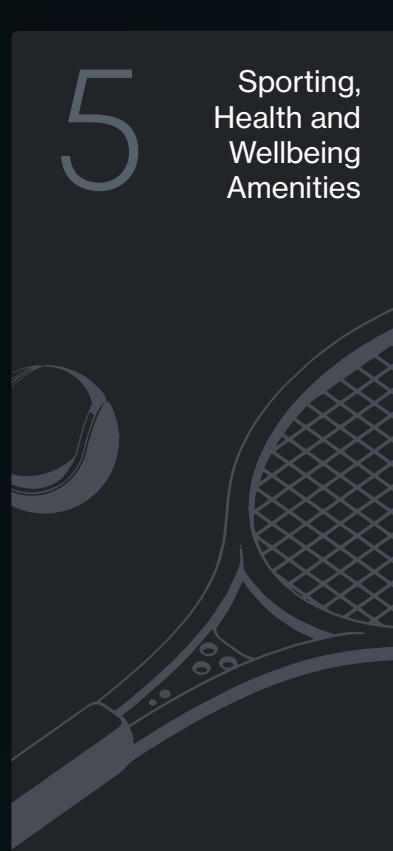
LEVEL ACCESS DOORS  
2

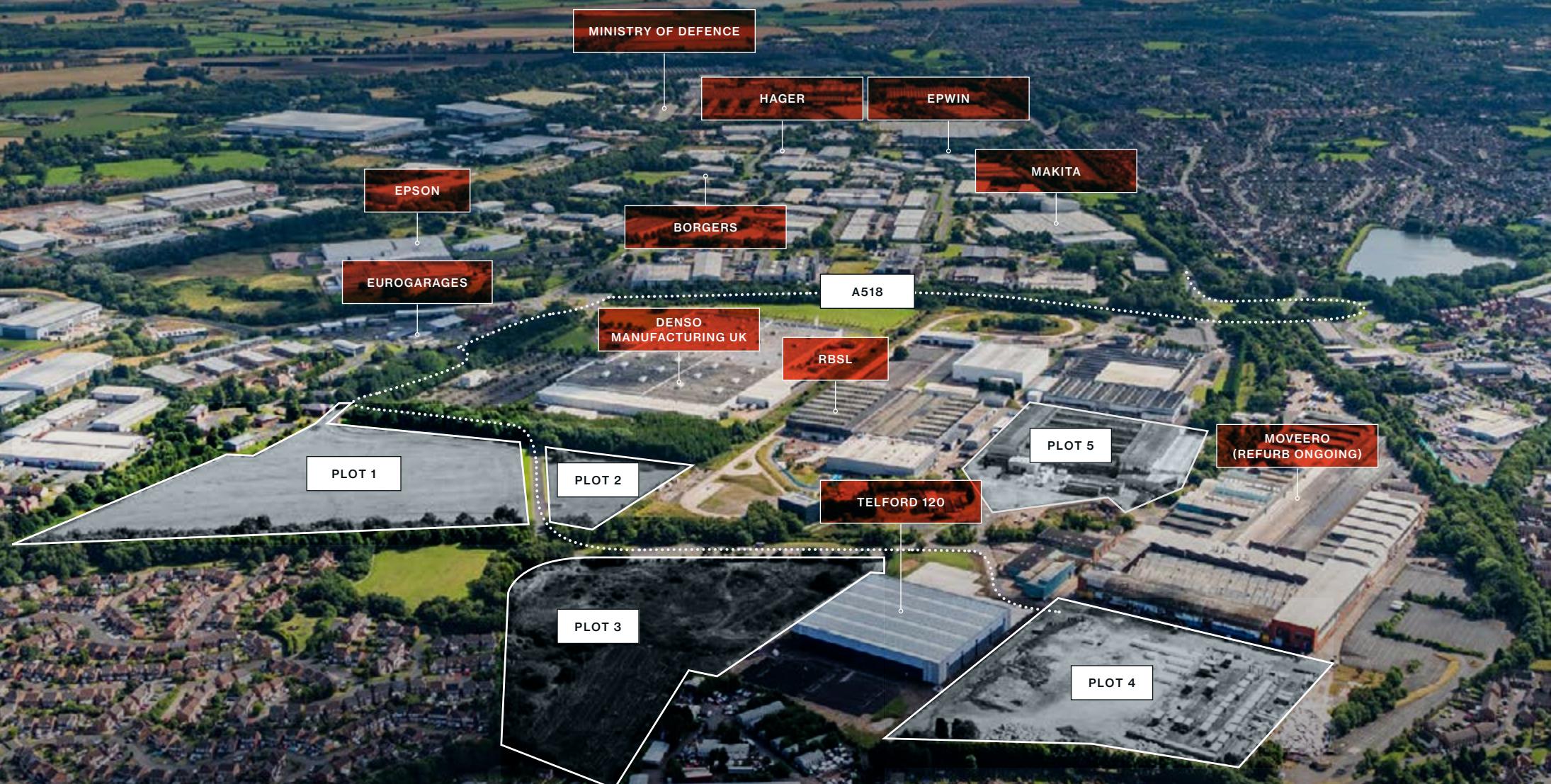
CAR PARKING  
272



# Environmental, Social & Governance

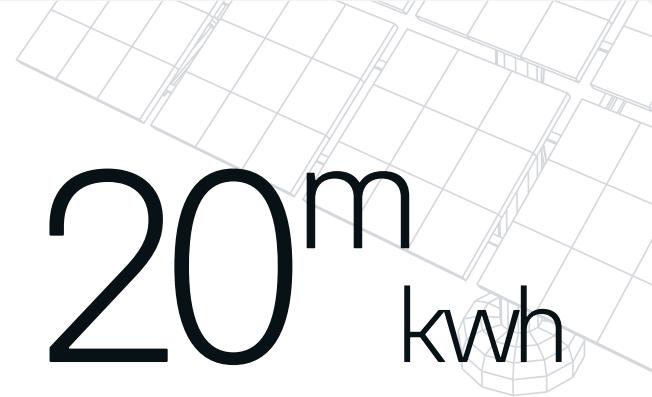
We develop future-focused properties, prioritising sustainability and long-term value, helping businesses thrive while minimising environmental impact and promoting responsible growth.

- 1** Energy Performance Certificate A 
- 2** Targeting BREEAM Rating 'Excellent' 
- 3** EV Charging Allocation Within Car Park 
- 4** Solar PV Control Systems 
- 5** Sporting, Health and Wellbeing Amenities 



# Manufacturing Workforce

# Developing Infrastructure in Telford



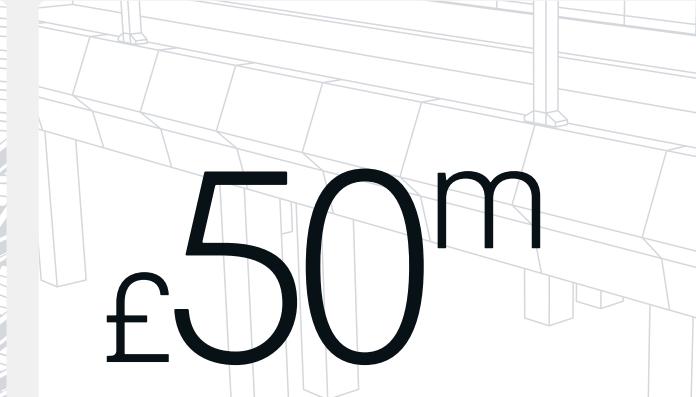
**20<sup>m</sup>**  
kwh

Renewable energy –  
Supporting future-proof  
energy provision.



**200+**

Road and rail links –  
Connecting Telford to national  
transport networks.



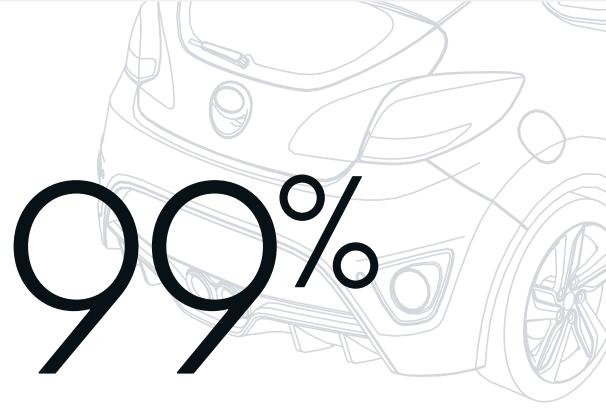
**£50<sup>m</sup>**

Investment committed over  
four years to improve roads  
and footpaths.



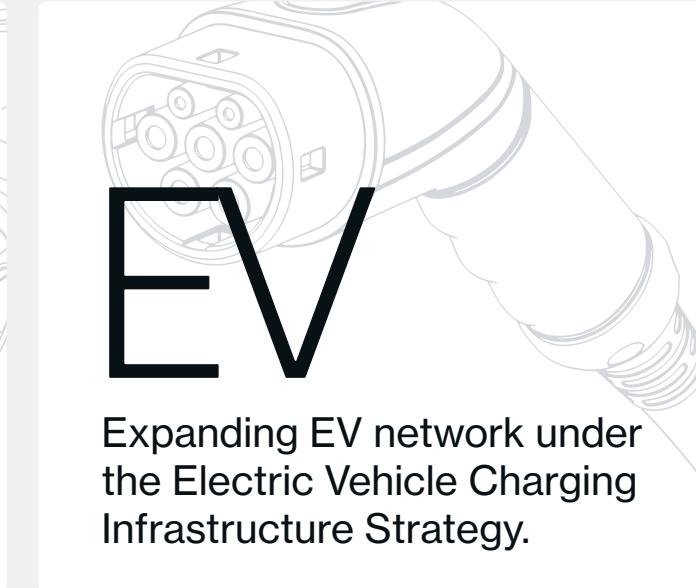
**100+**

Miles of cycling and walking  
routes connecting residential,  
commercial, and leisure areas.



**99%**

Superfast broadband  
coverage in partnership with  
Virgin Media and O2 Business.



**EV**

Expanding EV network under  
the Electric Vehicle Charging  
Infrastructure Strategy.

# Local areas and travel distances.

POST CODE /// TF1 6AA  
WHAT3WORDS /// BEAD.LETTER.LATER

Towns & Cities	Miles	Mins
Shrewsbury	14 miles	20 mins
Wolverhampton	20 miles	30 mins
Birmingham	33 miles	45 mins
Stafford	22 miles	35 mins
Stoke-on-Trent	35 miles	50 mins
Chester	52 miles	70 mins
Coventry	55 miles	75 mins
Manchester	75 miles	90 mins
Derby	55 miles	80 mins

## Motorways

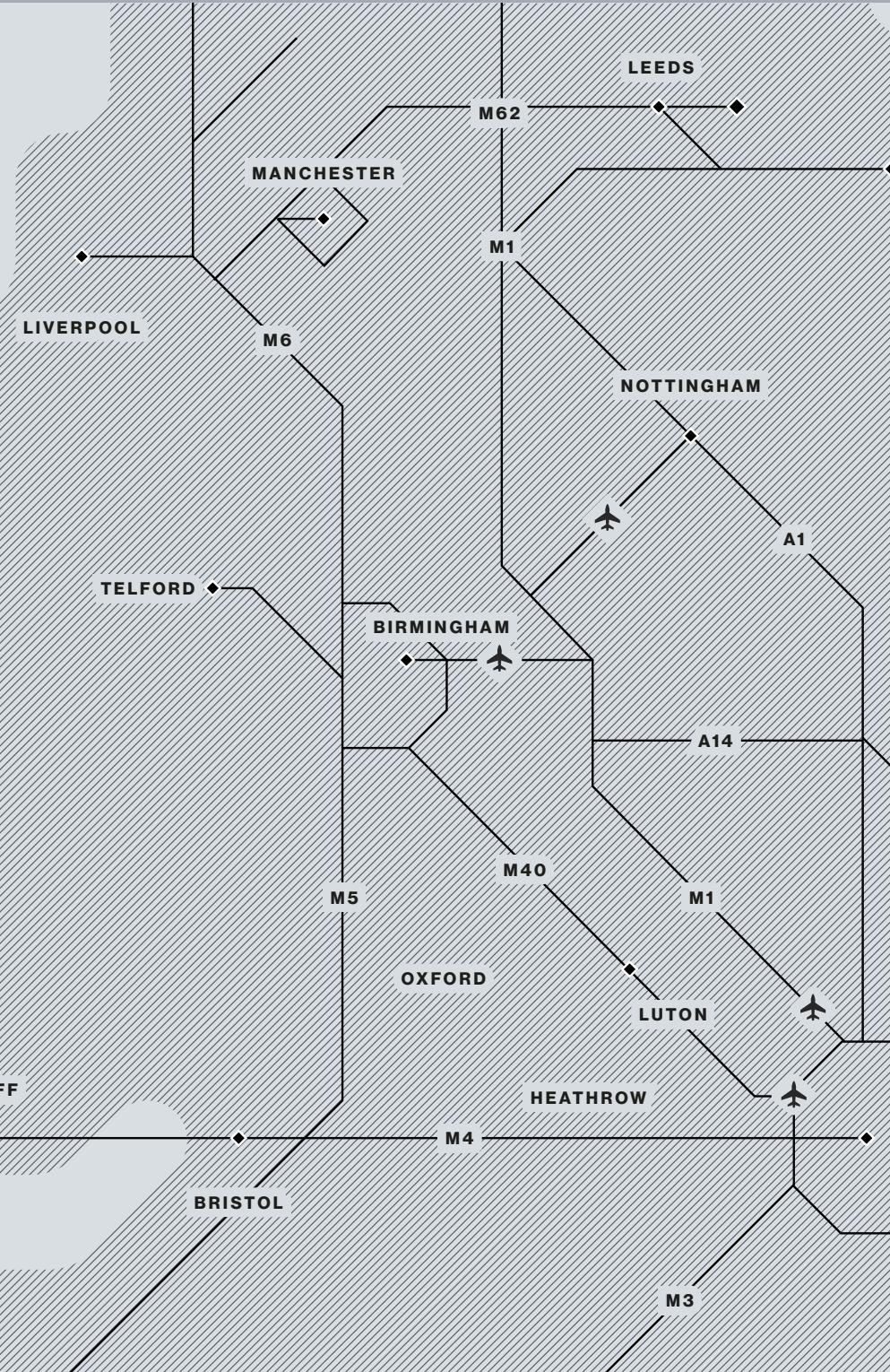
A442	1 mile	2 mins
A518	3 miles	5 mins
M54	2 miles	5 mins
A41	5 miles	10 mins
A49	10 miles	15 mins
A5	12 miles	18 mins
M6	15 miles	20 mins
M5	30 miles	35 mins
M42	40 miles	45 mins





# 350k Local workforce aged 16-64 within 30 minutes drive time.

The development offers a high-quality industrial and distribution facility near the M54, providing excellent access to the M6 and national motorway network in Telford's prime logistics hub.



# MRE

Mercia Real Estate is a privately-owned real estate investment and asset management company based in Birmingham, United Kingdom.

We specialise in value-add investment opportunities, utilising our in-depth market intel and hands-on asset management capability to ensure value is maximised in each of our assets.

Total  
Sq Ft

4<sup>m</sup>

Value Under  
Management

300<sup>m</sup>

Current  
Tenants

500



# Telford Defence & Technology Park

## Further Information

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Georgina Thompson  
07793 461 360

[georgina.thompson@m1agency.co.uk](mailto:georgina.thompson@m1agency.co.uk)

Kayleigh Mason  
07747 486661  
[kayleigh.mason@m1agency.co.uk](mailto:kayleigh.mason@m1agency.co.uk)



Alex Smith  
07795 275 113  
[alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)



Ed Kennerley  
07972 187 779  
[e.kennerley@box4realestate.co.uk](mailto:e.kennerley@box4realestate.co.uk)