



# 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

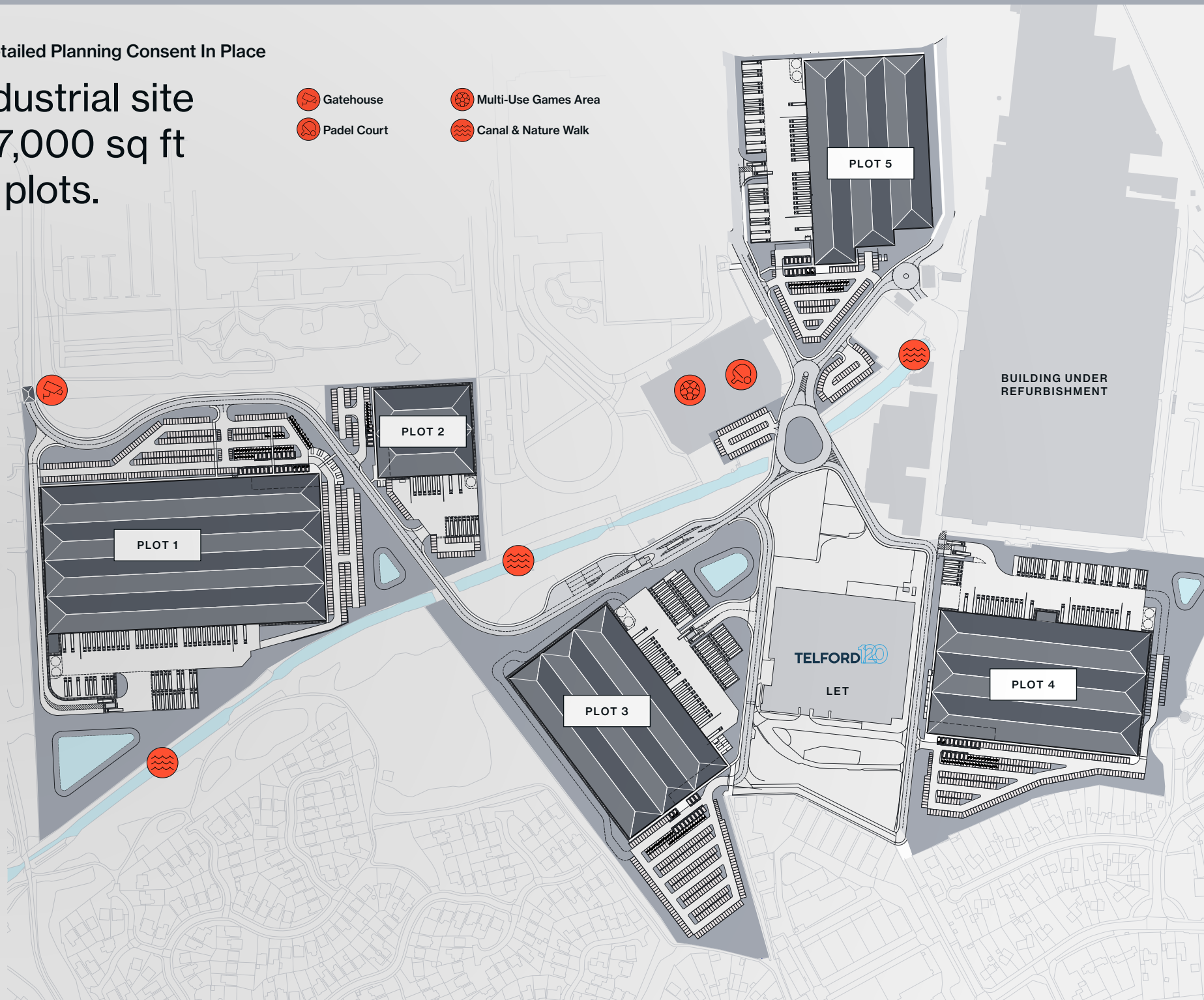
205,042 sq ft  
19,045 m<sup>2</sup>

### Plot 5

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

### Telford 120

Let





# Indicative Floor Areas

| Plot 1                     | Plot 2                    | Plot 3                     | Plot 4                     | Plot 5                     |
|----------------------------|---------------------------|----------------------------|----------------------------|----------------------------|
| WAREHOUSE<br>285,935 sq ft | WAREHOUSE<br>60,832 sq ft | WAREHOUSE<br>163,372 sq ft | WAREHOUSE<br>190,898 sq ft | WAREHOUSE<br>165,011 sq ft |
| OFFICE<br>14,212 sq ft     | OFFICE<br>4,166 sq ft     | OFFICE<br>8,600 sq ft      | OFFICE<br>14,144 sq ft     | OFFICE<br>10,032 sq ft     |
| TOTAL<br>300,147 sq ft     | TOTAL<br>64,998 sq ft     | TOTAL<br>171,972 sq ft     | TOTAL<br>205,042 sq ft     | TOTAL<br>175,043 sq ft     |
| YARD DEPTH<br>36.5 m       | YARD DEPTH<br>35 m        | YARD DEPTH<br>35 m         | YARD DEPTH<br>35 m         | YARD DEPTH<br>35 m         |
| EAVES HEIGHT<br>18 m       | EAVES HEIGHT<br>10 m      | EAVES HEIGHT<br>12.5 m     | EAVES HEIGHT<br>12.5 m     | EAVES HEIGHT<br>15 m       |
| FLOOR LOADING<br>50 kN/m²  | FLOOR LOADING<br>50 kN/m² | FLOOR LOADING<br>50 kN/m²  | FLOOR LOADING<br>50 kN/m²  | FLOOR LOADING<br>50 kN/m²  |
| DOCK DOORS<br>28           | DOCK DOORS<br>6           | DOCK DOORS<br>17           | DOCK DOORS<br>20           | DOCK DOORS<br>18           |
| LEVEL ACCESS DOORS<br>6    | LEVEL ACCESS DOORS<br>2   | LEVEL ACCESS DOORS<br>2    | LEVEL ACCESS DOORS<br>4    | LEVEL ACCESS DOORS<br>2    |
| CAR PARKING SPACES<br>557  | CAR PARKING SPACES<br>101 | CAR PARKING<br>295         | CAR PARKING<br>318         | CAR PARKING<br>272         |



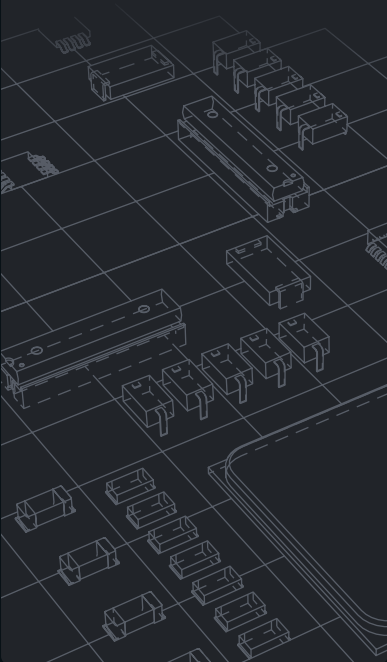


# Environmental, Social & Governance

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

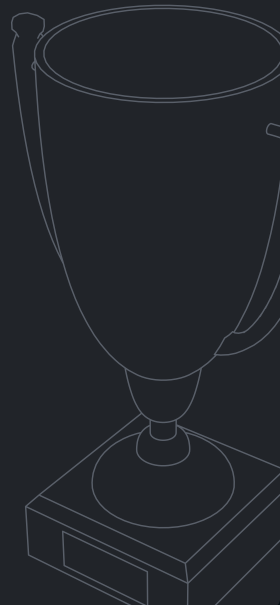
1

Energy  
Performance  
Certificate A



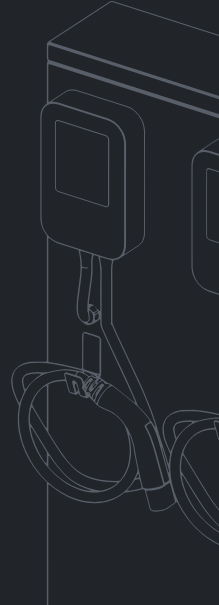
2

Targeting  
BREEAM  
Rating  
'Excellent'



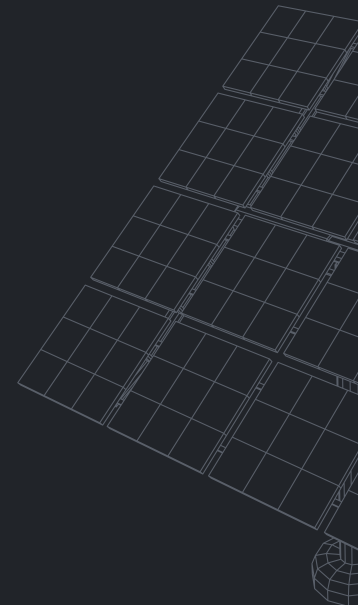
3

EV Charging  
Allocation  
Within Car Park



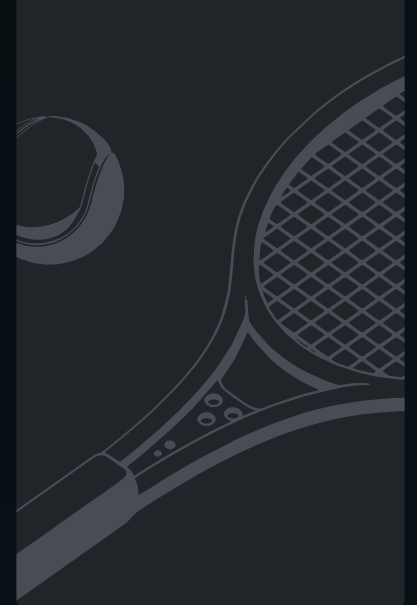
4

Solar PV  
Control  
Systems

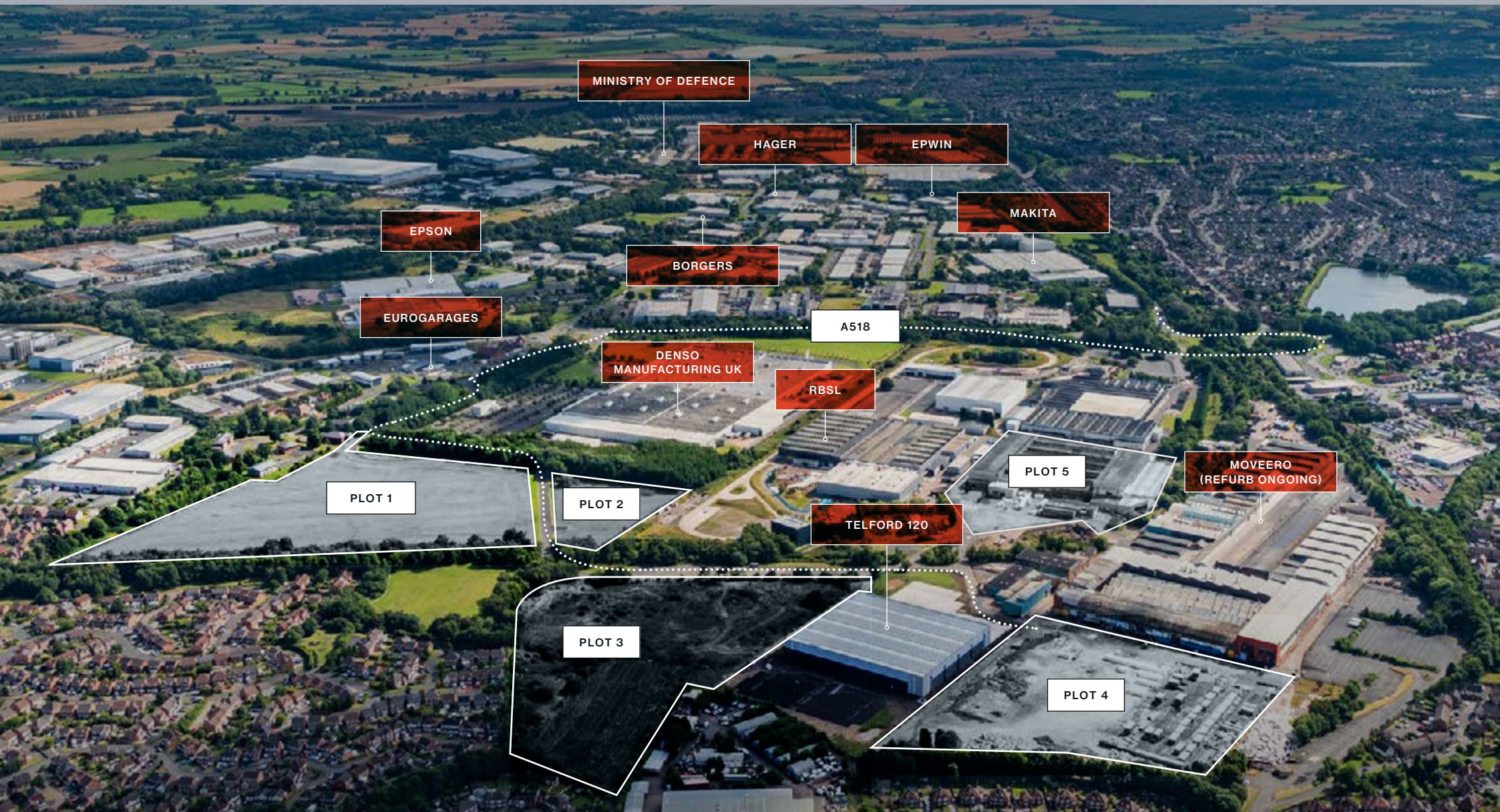


5

Sporting,  
Health and  
Wellbeing  
Amenities







# Manufacturing Workforce



# Developing Infrastructure in Telford




20<sup>m</sup> kwh

Renewable energy –  
Supporting future-proof  
energy provision.




200<sup>+</sup>

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<sup>+</sup>

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.



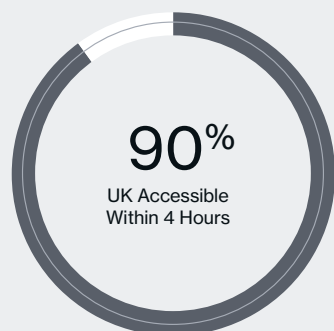
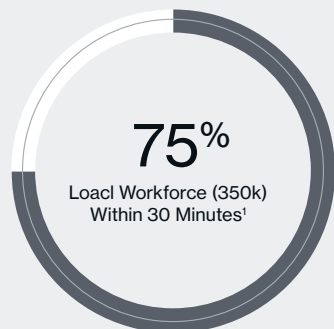
# Local areas and travel distances.

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.



1. <https://www.investtelford.co.uk/why-telford/people-and-skills>





# 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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