



## Rowan House, Hortonwood 33, Telford, TF1 7EX

Prime Industrial/Trade Counter Opportunity

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,004 to 22,120 sq ft / 186.18 to 2,055.02 sq m
<b>Rent</b>	£170,000 per annum Exclusive
<b>Rates Payable</b>	£0.92 per sq ft
<b>Rateable Value</b>	£41,000
<b>EPC Rating</b>	D (96)

### Key Points

- Secure 1.3-acre site with two detached commercial/industrial units, ideal for flexible business use
- Rear unit offers extra warehouse space, three roller shutter doors, and a refurbished roof with
- Main building includes modern offices with a trade counter and a spacious production warehouse with mezzanine and two roller shutter doors
- On-site facilities include a large concrete service yard and a dedicated paved car park for



DESCRIPTION

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.

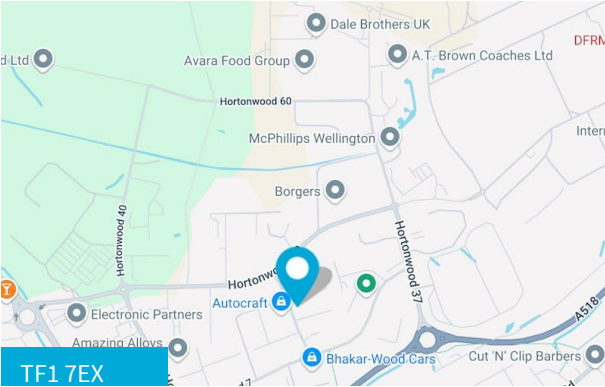
- 3 miles north of M54 (Junction 5) with direct motorway access
- Immediate access off A442 Queensway, Telford’s main distributor road
- Located on Hortonwood 33, a prominent industrial estate
- Nearby occupiers include Makita, Epsom, Wolseley Plumb Centre, and Pochin Plumbers Merchants
- Excellent transport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

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

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Main Building	9,116	846.90	Available
Ground - Rear Building	11,000	1,021.93	Available
Mezzanine - Plus Mezzanine	2,004	186.18	Available



Viewing & Further Information  
LISSY LLEWELLYN-BELL

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Name	sq ft	sq m	Availability
Total	22,120	2,055.01	

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.

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.

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.

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



