

# TO LET

## SURFACED COMPOUNDS

### COMPOUNDS OFF HORTONWOOD ROUNDABOUT, TELFORD, TF1 7GA



mounsey  
CHARTERED  
SURVEYORS



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### LOCATION

The compounds are situated off Hortonwood roundabout. The sites are located in a popular and established commercial location being in close proximity to Hortonwood Industrial Estate which is home to a number of national and local operators.

The site benefits from excellent road links being in close proximity to the A442 Dual Carriageway which provides access to the local and regional road network and approximately 4.3 miles distant from Junction 5 of the M54 Motorway.

### DESCRIPTION - [Virtual Tour](#)

The site comprises of a mainly tarmac / concrete surfaced site secured by way of perimeter fencing. Access into the site is via a double gated entrance with a manned security barrier.

There are five compounds available on site of varying sizes and shapes which can be taken individually or combined with some having access to rail sidings within the Terminal Facility. There is the possibility of fencing and securing the sites, but this would be done at the incoming tenant's expense. At the entrance of the site is an office building where there are two serviced suites available.

ACCOMMODATION	HECTARES	ACRES
Compound A	0.21	0.54
Compound B	0.08	0.21
Compound C	0.08	0.21
Compound D	0.32	0.80
Compound E	0.66	1.64
<b>Total</b>	<b>1.38</b>	<b>3.40</b>

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## TENURE

The compounds are available by way of a new lease on terms to be agreed. The office suites are available by way of a licence on terms to be agreed.

## RENTS

- Compound A - £16,500 per annum (exclusive).
- Compound B – Let.
- Compound C - £8,500 per annum (exclusive).
- Compound D - £24,000 per annum (exclusive).
- Compound E - £49,500 per annum (exclusive).
- Office 1 - £2,500 per annum (exclusive).
- Office 2 - £2,000 per annum (exclusive).

## EPC

To be confirmed.

## RATING ASSESSMENT

To be assessed. We would recommend that further enquiries are directed to the Local Rating Authority (Telford & Wrekin Council).

## PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (Telford & Wrekin Council).

## VAT

All prices and rent are quoted exclusive of VAT which is applicable.



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### SERVICES

There are no services connected to the compound. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

### LEGAL COSTS

The ingoing tenant is responsible for providing a contribution towards the landlord's legal costs in relation to the transaction.

### ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

### CONTACT

**James Craine**

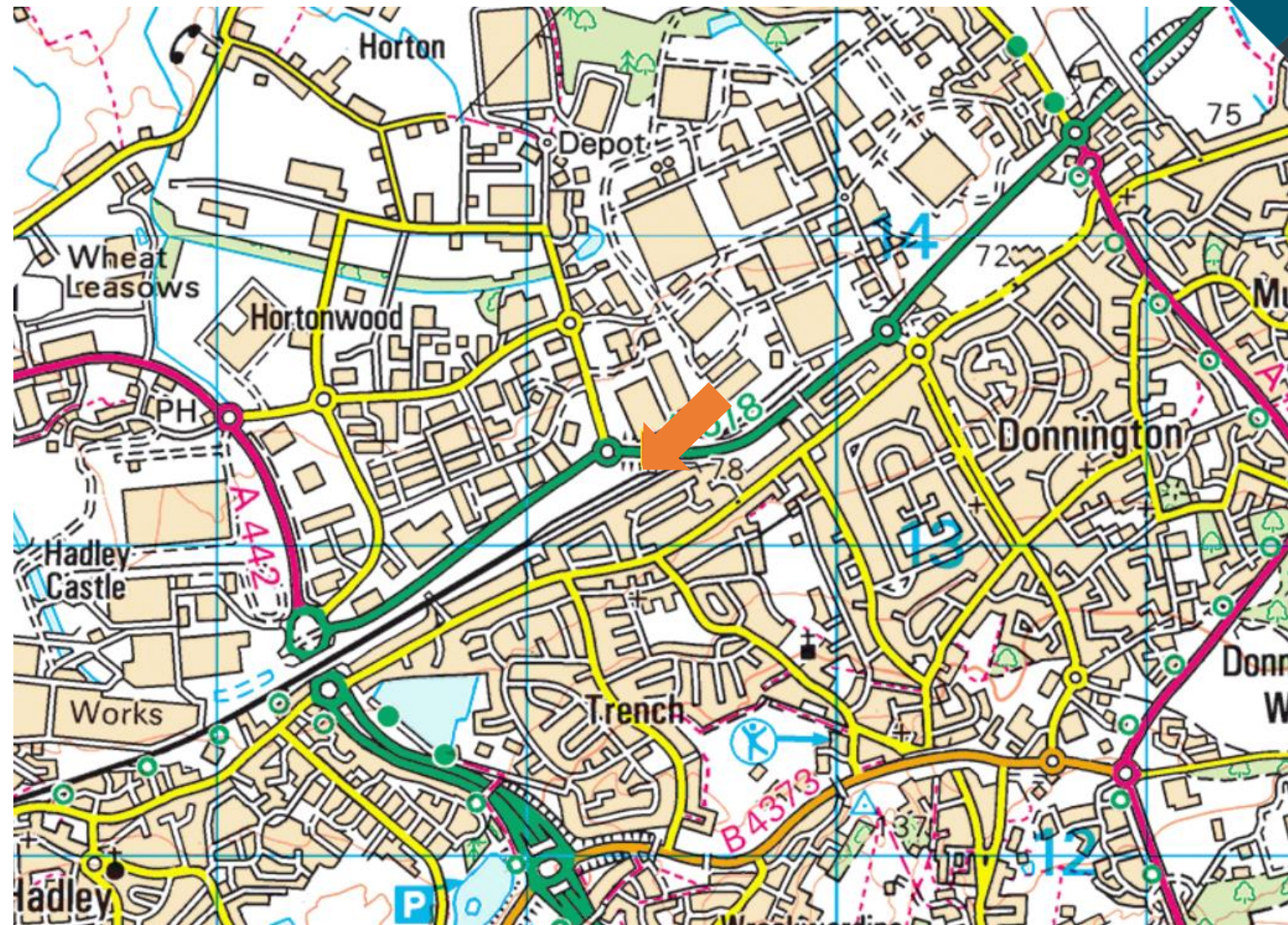
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## Commercial Agency

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## Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



## Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



## Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



## Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



## Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.