

To Let



Leasows Court, Hortonwood West, Queensway,
Hadley, Telford TF1 7AF



Newly constructed industrial units ranging from 1,047ft² to 3,684ft²
Conveniently located on the new industrial estate



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Telford & Wrekin
COUNCIL

Leasows Court, Hortonwood West, Queensway, Hadley, Telford TF1 7AF

Location

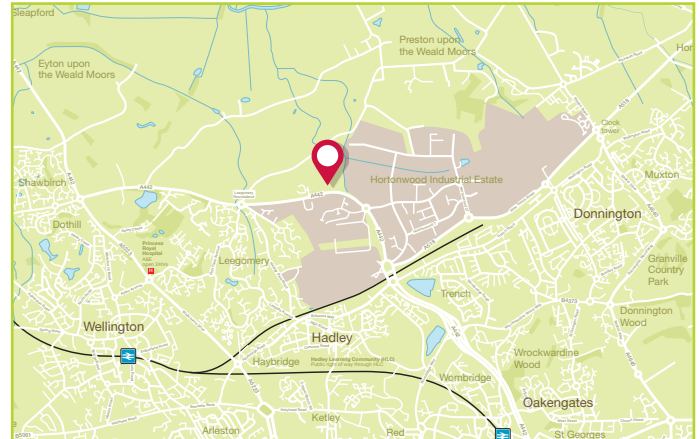
Hortonwood West is a 21.4 hectare (52 acre) site located in an attractive environment on the edge of the established and popular Hortonwood Industrial Estate. The site is conveniently located adjacent to the A442 Queensway in North Telford, the main arterial route from north to south Telford, just 4 miles from the M54 motorway via dual carriageway.

Travel Distances

- Shrewsbury - 15 miles
- Wolverhampton - 19 miles
- Birmingham - 35 miles
- London - 147 miles

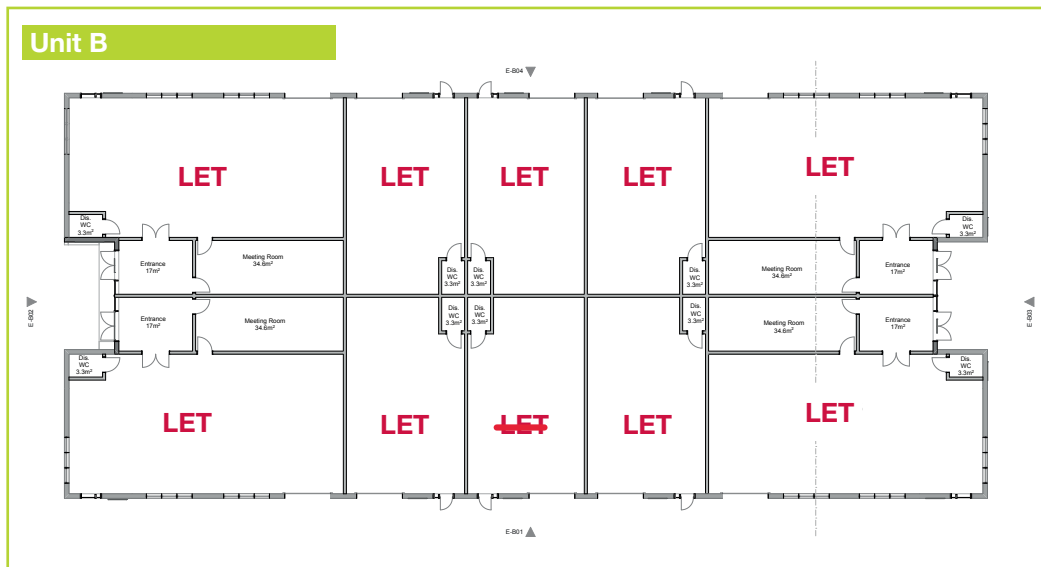
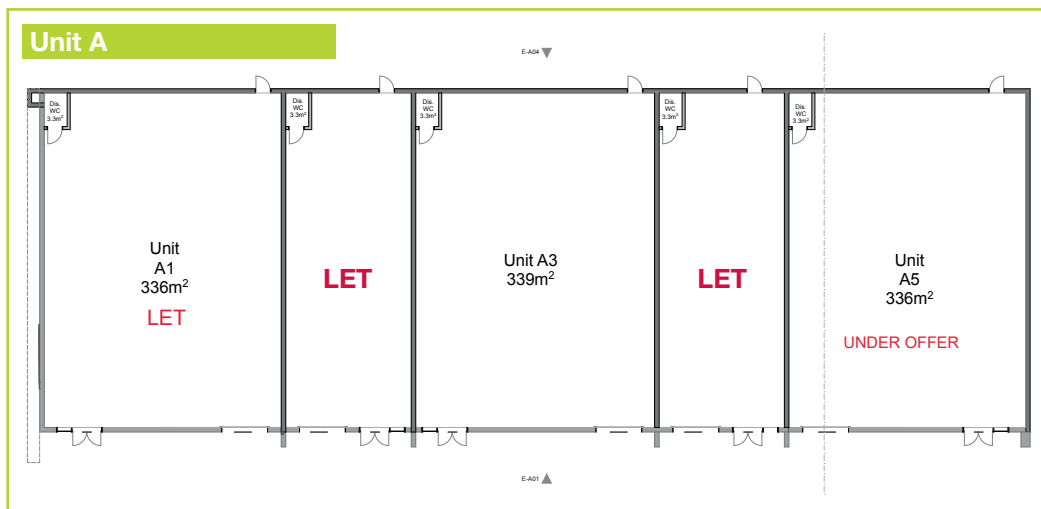
Description

Leasows Court is a modern business park providing 15 industrial units ranging from 1,047ft² to 3,684ft² suitable for small and medium enterprises. The accommodation ranges from single units to units with office



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accommodation (see plan below). They will be finished to a high standard and will be ready for the tenant to fit out to meet their specific requirements.



Town Planning

The accommodation currently has consent for uses within use classes B1, B2 & B8. Operating restrictions apply to this site as follows:

Mon to Fri 8am to 7.30pm
Sat 8am to 1pm
No Sundays or Bank Holidays

Services

The units will benefit from a three phase electrical supply. Gas and telecommunications are available at the site but the tenant will be responsible for any installation costs if required.

Tenure

The property is available on a leasehold basis.

Rent

Starting at £5 per ft². Flexible terms and rent incentives available.

Non Domestic Rates

The lessee shall be responsible for the payment of Business Rates.

Estate Service Charge

A service charge will be levied by the landlord to cover the costs of repairing and maintaining the common areas of Leasows Court and the wider Hortonwood West estate. The cost shall be apportioned between occupiers according to the floor area occupied.

Insurance

The landlord will insure the structure of the buildings and recover an annual premium from the tenant. Each tenant shall be responsible for organising their own contents insurance.

Contact details

For further information please contact:

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Estates & Investments

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MISREPRESENTATION ACT 1967

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract.
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- (iii) no person in the employment of Telford & Wrekin Council has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) the reference to any plant, machinery, equipment, fixtures fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective lessees should satisfy themselves as to the fitness for their requirements.