

# telford54

## Prime Employment Development Site

PLOT 7

**18.46**  
acres (gross)  
(7.47 hectares)

**For Sale**  
by Private  
Treaty





## Location

Telford, the birthplace of industry, lies in the heart of the UK adjacent to the M54 motorway and only some 15 minutes from the national network at J10a M6. Plot 7 T54 is off the A464 dual carriageway only 0.85 miles from J4 of the M54 motorway linking to the M6, M6 Toll, M5, M42 and the wider West Midlands network. Telford Centre is just 1.7 miles offering a wide variety of amenities and the latest addition of the impressive Southwater development. The International Railfreight Park is at the heart of Telford's industrial and development land with excellent links to the highway network and national ports.

Source: Google Maps

## Description

**Plot 7** is the last available plot in this flagship development site. It extends to approximately 18.46 acres (7.47 hectares) and is located opposite Cosma Casting UK. Other occupiers on Telford 54 include Filtermist, AXYZ International, Polytec Group, and Torus Group.

## Planning

Plot 7 is allocated as a Committed Employment Site within the Telford & Wrekin Local Plan suitable for Industrial/ Warehouse/ Research & Development uses within Use Classes B2, B8 & E(g).

## Data Room

A data room with technical information on the site is available for registered interested parties. Contact agents for details.

## Opportunity

The land is available to purchase freehold by private treaty on the following basis:

Offers are invited on a conditional planning basis with the Purchaser accepting responsibility for the costs of obtaining planning permission.



For further information contact:



**Jack Beaumont**  
07805 804464  
jack.beaumont@telford.gov.uk



**Rod Spiby**  
07970 283704  
rod.spiby@bulleys.co.uk

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