

# ORE 70

TELFORD • TF1 7UL

- ❏ Power supply up to 1 MVA
- ❏ Fitted first floor offices
- ❏ Prominent position onto A442 Queensway
- ❏ Easy access to the M54 and M6 motorways
- ❏ 12m minimum working height
- ❏ 6 dock level loading doors
- ❏ 2 ground level loading doors
- ❏ Secure yard with 38 – 45m depth



**TO LET**  
NEW SPECULATIVE  
INDUSTRIAL UNIT

70,540 SQ FT  
(6,553 SQ M)

**AVAILABLE**  
**Q1 2020**



in FOLLOW TREBOR



[WWW.ORE70.CO.UK](http://WWW.ORE70.CO.UK)



# TO LET - HIGH QUALITY PREMISES



**70,540 SQ FT  
(6,553 SQ M)**

38 - 45 m Service Yard  
25 m Turning Circle

Car Park  
65 Spaces

Fence & Gates

## SPECIFICATION

Ore 70 will be constructed on a 3.3 acre site, to a high specification incorporating the following:

- 12m minimum working height
- 6 dock level loading doors
- 2 ground level loading doors
- Secure yard with 38 – 45m depth
- Power supply up to 1 MVA
- Fitted first floor offices
- Prominent position onto A442 Queensway
- Easy access to the M54 and M6 motorways
- 50 Kn/M2 floor loading
- 65 car parking spaces

IMPORTANT NOTICE Bulleys & LSH give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published September 2018, updated March 2019.

**BLAZE** 0161 387 7252

## ACCOMMODATION

FLOOR	SQ FT	SQ M
GROUND FLOOR	66,925	6,217
FIRST FLOOR	3,615	336
<b>TOTAL</b>	<b>70,540</b>	<b>6,553</b>

## DRIVE TIMES

Telford Town Centre	7 mins
Shrewsbury	27 mins
Wolverhampton	35 mins
Birmingham	42 mins
Stoke	50 mins
Manchester	1 hour 50 mins
London	3 hours

Source: Google Maps

## PLANNING

Industrial and warehouse uses (B1/B2/B8 of the Town & Country Planning Order).

## TENURE

The property is available To Let on a new Lease on terms to be agreed.

## TERMS

On application. Please contact the retained agents for further information.

## FURTHER INFORMATION

Please contact the retained agents:



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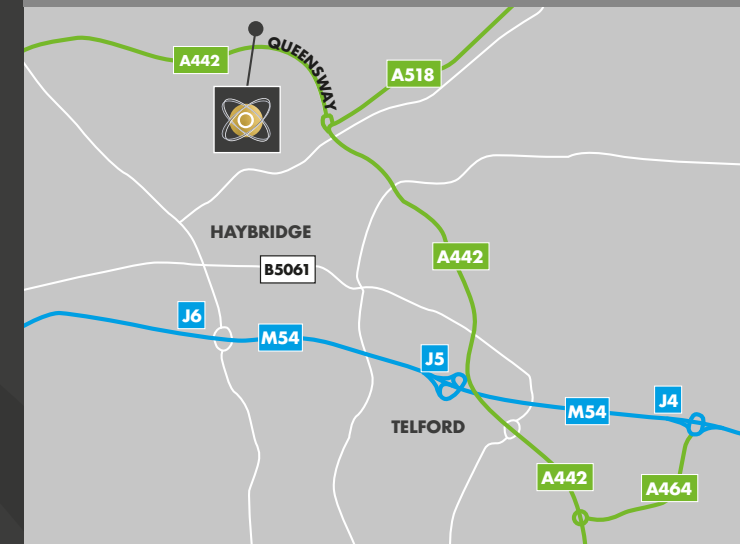
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## LOCATION

Hortonwood West is a 54 acre (21.4 hectare) extension to the established and popular Hortonwood Industrial Estate in north Telford. The property has prominence to one of Telford's main arterial roads, the A442 Queensway, linking north and south Telford. Junctions 4 & 5 of the M54 motorway are within approximately 4 miles linking into the wider national motorway network. Nearby occupiers include Denso, the Ministry of Defence, Epson and Makita.



SAT NAV: TF1 7UL

