

telford54

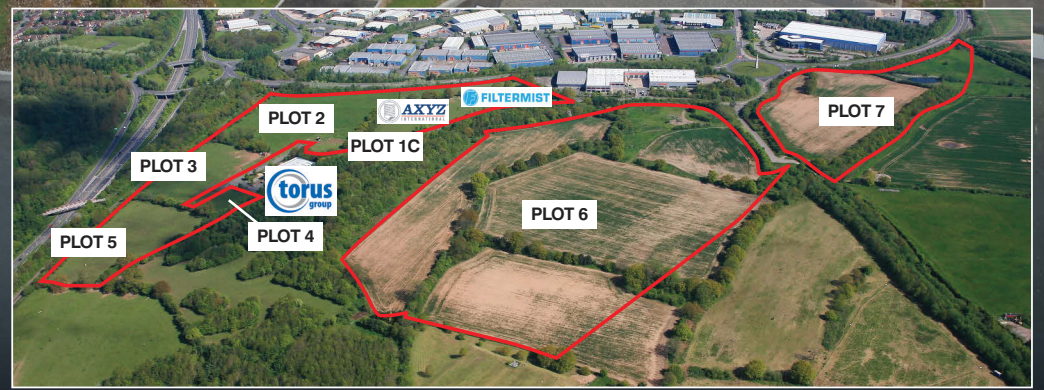
Land For Sale / Design and Build Opportunities



Industrial • Warehouse

Land
1 - 71
acres (gross)
(0.4 - 28.7 hectares)

Buildings to Suit
Up to
640,000
sq ft
(59,456 sq m)



Location

Telford, the birthplace of industry, lies in the heart of the UK adjacent to the M54 motorway and only approximately 15 minutes from the national network at Junction 10a M6. As a new town, Telford benefits from a modern road network ensuring excellent connectivity for business. Telford International Railfreight Park is at the heart of Telford's industrial and development land with excellent links to the highway network and national ports.

telford 54

Telford 54 is a prominently located 78.11 acre (31.61 ha) site, arranged into 7 different sized plots, in an attractive landscaped setting adjacent to Stafford Park, one of Telford's major industrial estates.

Telford 54 joins the A464 only 0.85 miles from Junction 4 of the M54 motorway linking to the M6, and 1.7 miles from Central Telford, which is undergoing a £250 million pound reinvestment as part of the Southwater Programme.

Source: Google Maps

Planning

Plots 1-6 are allocated as a Committed Employment Site within the Wrekin Local Plan suitable for Industrial/Warehouse/Research & Development uses within Use Classes B1 (b and c), B2 and B8. Plot 7 is to be similarly allocated in the new Local Plan to be adopted later in 2016.

Detailed planning applications have been submitted for plots 1c, 2, 3 & 5. Plot 6 (known as Titan640) has Outline Planning Permission to cater for larger footprint development up to 640,000 sq ft (59,457 sq m). Please contact the agents for further details.

Plot	Gross Area Acres (hectares)
1a	SOLD TO FILTERMIST
1b	SOLD TO XYZ
1c	0.7 (0.28)
2	7.70 (3.12)
3	3.13 (1.27)
4	SOLD TO TORUS
5	4.01 (1.62)
6	36.99 (14.97)
7	18.46 (7.47)

Existing occupiers:  



"The site is ideal to help us stay connected to our customers in the UK and throughout Europe. We've achieved a building designed to meet our needs but will also serve us well in the future and set us apart."

Mark Sweeney, Managing Director - XYZ



"We worked closely with Telford and Wrekin Council and landowner HCA, before deciding to purchase the Telford 54 plot due to a number of factors including its central location and close proximity to transport links. Our new premises befit our status as an industry leader and will allow us to continue growing our market share both in the UK and overseas."

James Stansfield, Managing Director - Filtermist

Nearby occupiers include:



Parkburn Precision Handling Systems Ltd



Johnson Controls Automotive (UK) Ltd



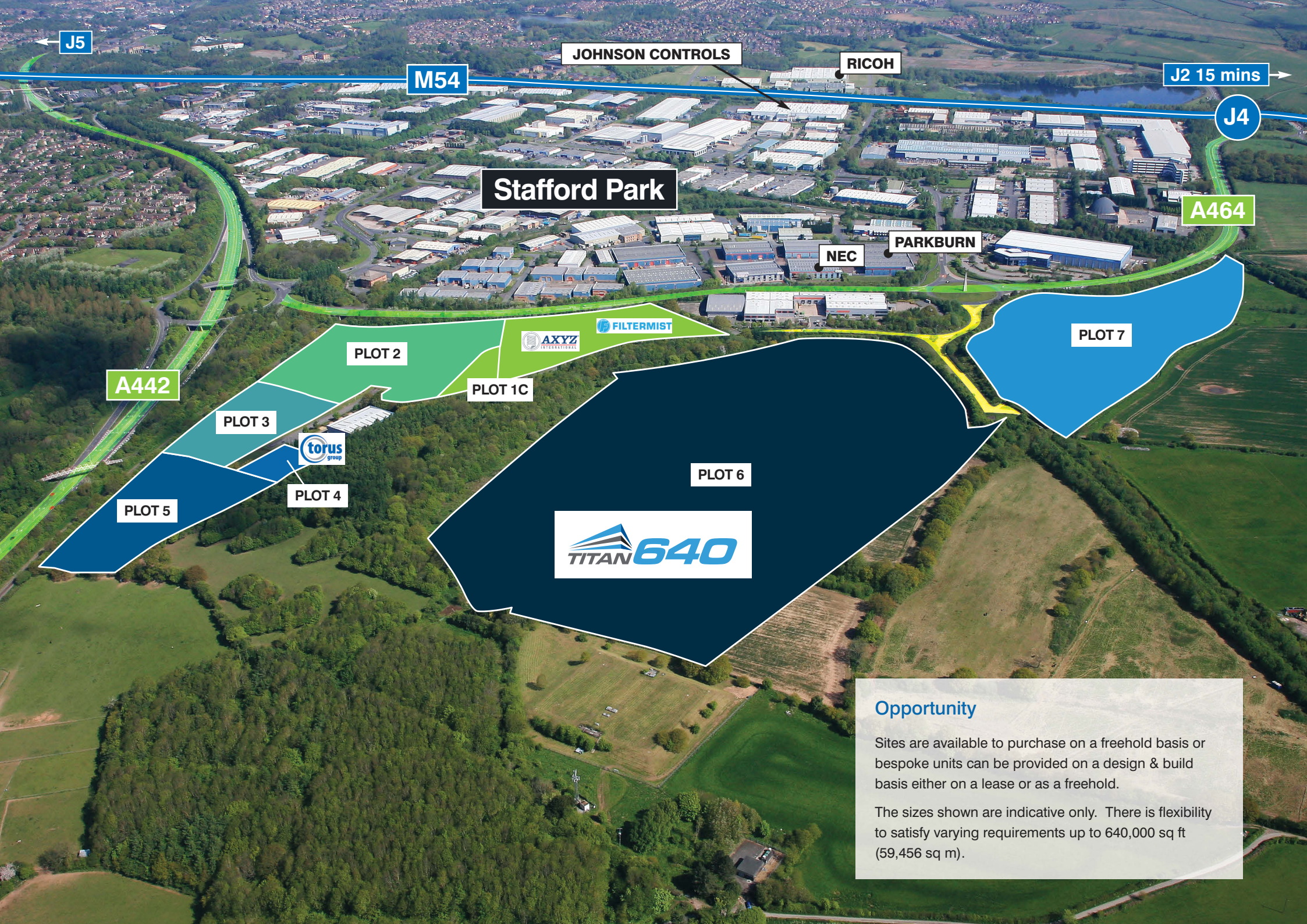
Schneider Electric Ltd



Magna Specialist Confectioners Ltd



NEC UK Ltd



J5

M54

JOHNSON CONTROLS

RICOH

J2 15 mins

J4

Stafford Park

A464

NEC

PARKBURN

PLOT 7

A442

PLOT 2

FILTERMIST

XYZ INTERNATIONAL

PLOT 1C

PLOT 3

TORUS GROUP

PLOT 4

PLOT 5

PLOT 6

TITAN 640

Opportunity

Sites are available to purchase on a freehold basis or bespoke units can be provided on a design & build basis either on a lease or as a freehold.

The sizes shown are indicative only. There is flexibility to satisfy varying requirements up to 640,000 sq ft (59,456 sq m).

With a workforce of 350,000 located within 30 minutes of the town, Telford boasts a strong expertise in automotive engineering, advanced manufacturing, logistics and other engineering related activity. Strong partnerships flourish with local training providers and employers can draw on a large pool of graduates from The University of Wolverhampton and Harper Adams University.

A pro-growth authority, Telford & Wrekin Council works hard to cut red tape, streamline development and simplify planning processes & policies. Home already to 5,000 businesses and over 180 Foreign Direct Investors, the Council's business support teams are experienced in assisting businesses achieve their goals.

Through the Growth Hub the Council supports access to a range of grant funding that can support initial investment, expansion or diversification into new products or processes. Telford 54 benefits from Assisted Area status with investors able to benefit from enhanced intervention levels. The Growth Hub also provides a one stop brokerage service to meet all skills, training, work experience and apprenticeship needs.

The Council offer a tailored programme of business support, access to Business Sector Champions and collaborative business networks along with high quality research and development support through our Universities.

Planning is business friendly with quick planning application validation, timely planning advice, certainty on planning obligations and planning conditions which are reasonable and realistic.

Investment made to support Superfast Broadband infrastructure will help local businesses to improve productivity and access global markets via digital connectivity.

Key Distances

Cities

Telford Town Centre	2 miles
J2 M54	12 miles
Wolverhampton	15 miles
M6 J10a	16 miles
Birmingham	33 miles
Manchester	86 miles
London	150 miles

Railways

Telford Central	2 miles
Telford International Railfreight Park	6 miles
Birmingham New Street	33 miles
Birmingham International	45 miles

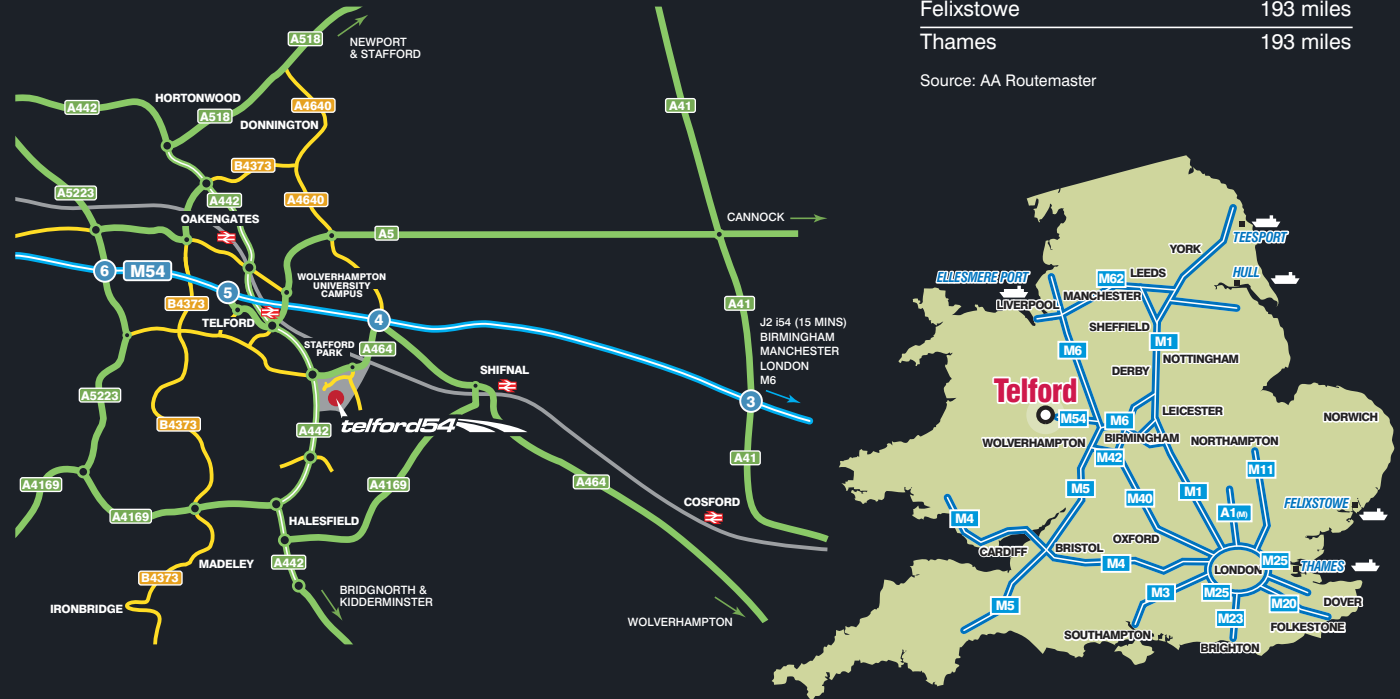
Airports

Birmingham International	45 miles
Liverpool	72 miles
Manchester	80 miles

Ports

Ellesmere	56 miles
Hull	147 miles
Teesport	190 miles
Felixstowe	193 miles
Thames	193 miles

Source: AA Routemaster



SATNAV: TF3 3AH



Homes & Communities Agency

www.telford54.com



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For further information contact:

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