

# *telford54*

## Prime Employment Development Site

PLOT 7

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

**For Sale**  
by Informal  
Tender



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.

**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, XYZ International, Polytec Group, and Torus Group.

**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).

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

- 1 Offers will need to be submitted in accordance with particulars of the Invitation to Tender guidance document which can be found in the data room.
- 2 The purchaser will be responsible for the costs of obtaining planning permission for their scheme.
- 3 Written tenders for the purchase of the site are to be submitted by email to Homes England no later than 1:00pm on Wednesday 17th November in accordance with the Invitation to Tender.



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