

INDUSTRIAL WAREHOUSE

TO LET

AVAILABLE FROM
Q4 2025



45,898 ft² / 4,264 m²



Unit B Ketley Point, Waterloo Road, Ketley, Telford TF1 5DT
[///bundles.scrambles.bend](http://bundles.scrambles.bend)

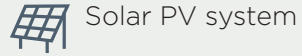
www.ketleypoint.co.uk

A DEVELOPMENT BY

MORRIS
PROPERTY

SUSTAINABLE BY DESIGN

The building has been designed to improve operational efficiency and reduce carbon emissions, leading to occupational cost savings.



Solar PV system



LED lighting to offices and external areas



15% roof lights



Electric car charging points (7kW)



Carbon neutral carpet tiles



EPC Target Rating A



Ceiling tiles with high percentage of recycled content

SPECIFICATION

The development will comprise of a high quality distribution/ industrial warehouse facility of:



10m clear internal eaves height



Fully secured site



4 level access doors



Electricity 350 kVA-1MVA



First floor offices



54 car parking spaces (9 EV)



Yard depth 35m max



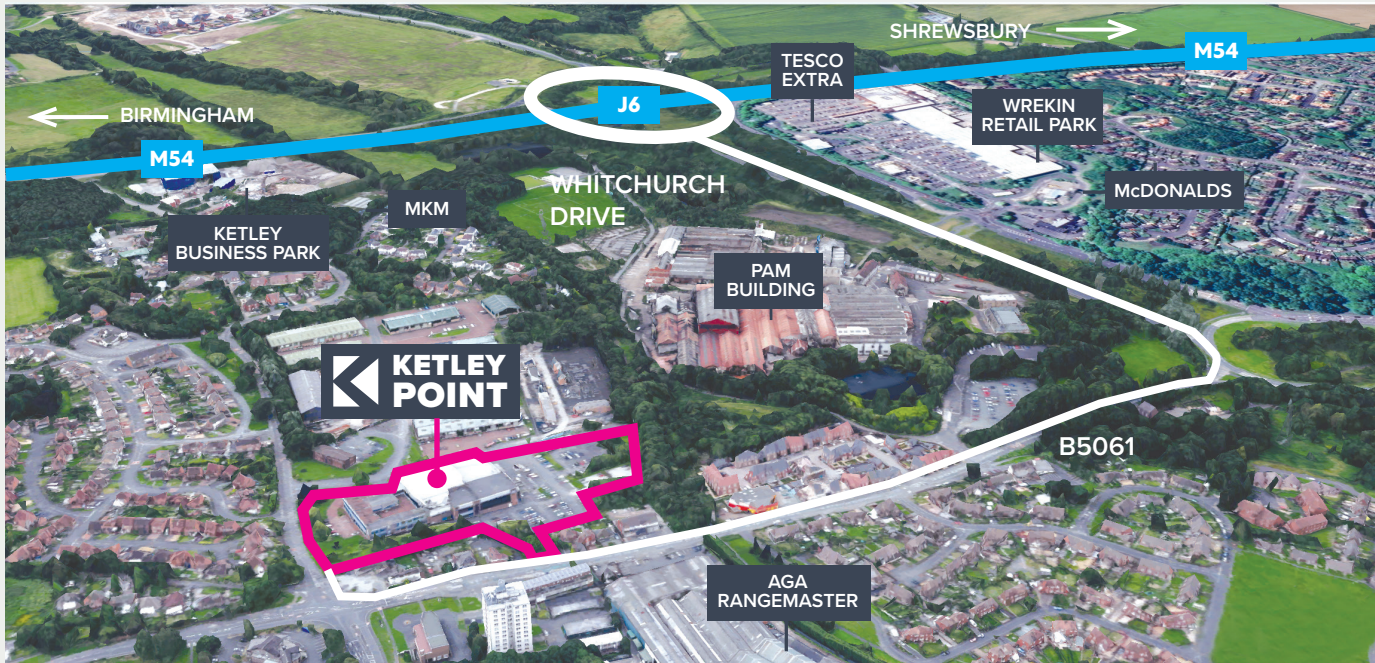
Floor loading 50kn/m²

THE SITE

Gross Internal Area of :

| | | |
|---------------------|------------------------|----------------------|
| Ground floor | 41,818 ft ² | 3,885 m ² |
| First floor offices | 4,080 ft ² | 379 m ² |
| Total GIA | 45,898 ft ² | 4,264 m ² |





LOCATION

Telford is located in the West Midlands, 15 miles east of Shrewsbury, 17 miles northwest of Wolverhampton and 32 miles northwest of Birmingham.

The town benefits from excellent road connectivity with Junctions 4, 5 and 6 of the M54 motorway immediately adjacent. In turn, the M54 motorway connects with Junction 10a of the M6 motorway 15 miles to the east and Junction T8 of the M6 Toll motorway 17 miles to the northeast.

Telford's central position in the country makes it an ideal location to serve a wide client base.

There is a workforce of over 350,000 within 30 minutes' drive of the Town.

Telford is the home to the MoD Fulfillment Centre and other logistic firms such as UPS, DHL, Maidens & Simmonds Transport and major manufacturers including Denso, Ricoh UK and BAE Systems.

Telford is part of the West Midlands Combined Authority with Telford & Wrekin Council a pro-growth Authority.



DEMOGRAPHICS



89,300 economically active



16,350 people who work in Telford's manufacturing, transport and storage sectors



185,600 total population of Telford

Source: Telford & Wrekin Council

Rent

Upon application.

Planning

Planning consent has been granted Ref: TWC/2024/0069 to deliver a brand new warehouse/industrial unit for occupation within Classes E(g)(ii), E(g)(iii) or B8.

Tenure

Leasehold – terms to be agreed.

Legal Costs

Each party will be responsible for their own legal and professional fees incurred in this transaction.

EPC

Available upon request.

VAT

VAT chargeable at the current rate.



A DEVELOPMENT BY



**ANDREW DIXON
& COMPANY**

01952 521000

Alex Smith

07795 275113

alex@andrew-dixon.co.uk

Andrew Dixon

07957 828565

andrew@andrew-dixon.co.uk

Conditions under which particulars are issued:

Andrew Dixon & Company and Harris Lamb for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 Andrew Dixon & Company and Harris Lamb has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate.

**MORRIS
& COMPANY**



Net carbon reduction



Biodiversity & sustainable environments ambition



Diversity & inclusion



Education & future skills



Responsible operating practices & partnerships



Health & wellbeing



Matthew Tilt

07834 626172

matthew.tilt@harrislamb.com

Neil Slade

07766 470384

neil.slade@harrislamb.com