



Telford Defence & Technology Park

Telford Defence & Technology Park, Hadley, Telford TF1 6AA

New Grade A Industrial Site Totalling
1.04 Million Sq Ft Across Six Plots.

MRE

1.04 Million Sq Ft Spread Across Six Plots



An Industry Leading Scheme At The Heart of Telford Defence & Technology Park.

Telford Defence & Technology Park is located in close proximity to surrounding industrial and defence businesses.

Located 2.5 miles northwest of Telford town centre, with excellent access via the A442 dual carriageway to Junction 5 of the M54 motorway.

The M6 motorway is approximately 15 miles to the east, providing direct links to the national motorway network.

Telford is strategically placed adjacent to the M54, approximately 10 miles east of Shrewsbury. Wolverhampton and Birmingham are 16 and 35 miles to the southeast, respectively.

2.5

Miles to Telford
Town Centre

4

Miles to M54 J5

21

Miles to M6 J11

23

Miles to
Wolverhampton

Telford Defence and Technology Park

Energy Resilience

The first new build industrial and logistics units with energy resilience built into the base build. In addition to being connected to the grid our buildings are part of a private wire network where the estate benefits from on site solar generation and battery storage allowing to offset or acquire exclusively all of the energy being generated.



Up to 15,000,000 kWh



Purchase agreement aligned to lease duration



Site wide carbon offset of up to 4,000,000kg



163,871m² of commercial space created – Developed under the Telford Land Deal.

Telford Defence and Technology Park

Employee Wellbeing

Employee wellbeing is a clear priority at the business park, with dedicated spaces designed to help people step away from their desks, get active, and recharge. Whether it's for a brisk walk, a breath of fresh air, or a moment to clear the mind, the park encourages everyone to make the most of its open surroundings.



5 Aside
Football Pitch



Padel Court



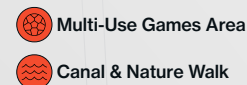
Canal Side
Walking Routes





Build & Design Units: Detailed Planning Consent In Place

Grade A industrial site
totalling 1.04 million sq ft
across six plots.



Plot 1

300,147 sq ft
27,882 m²

Plot 2

64,998 sq ft
6,038 m²

Plot 3

171,972 sq ft
115,980 m²

Plot 4

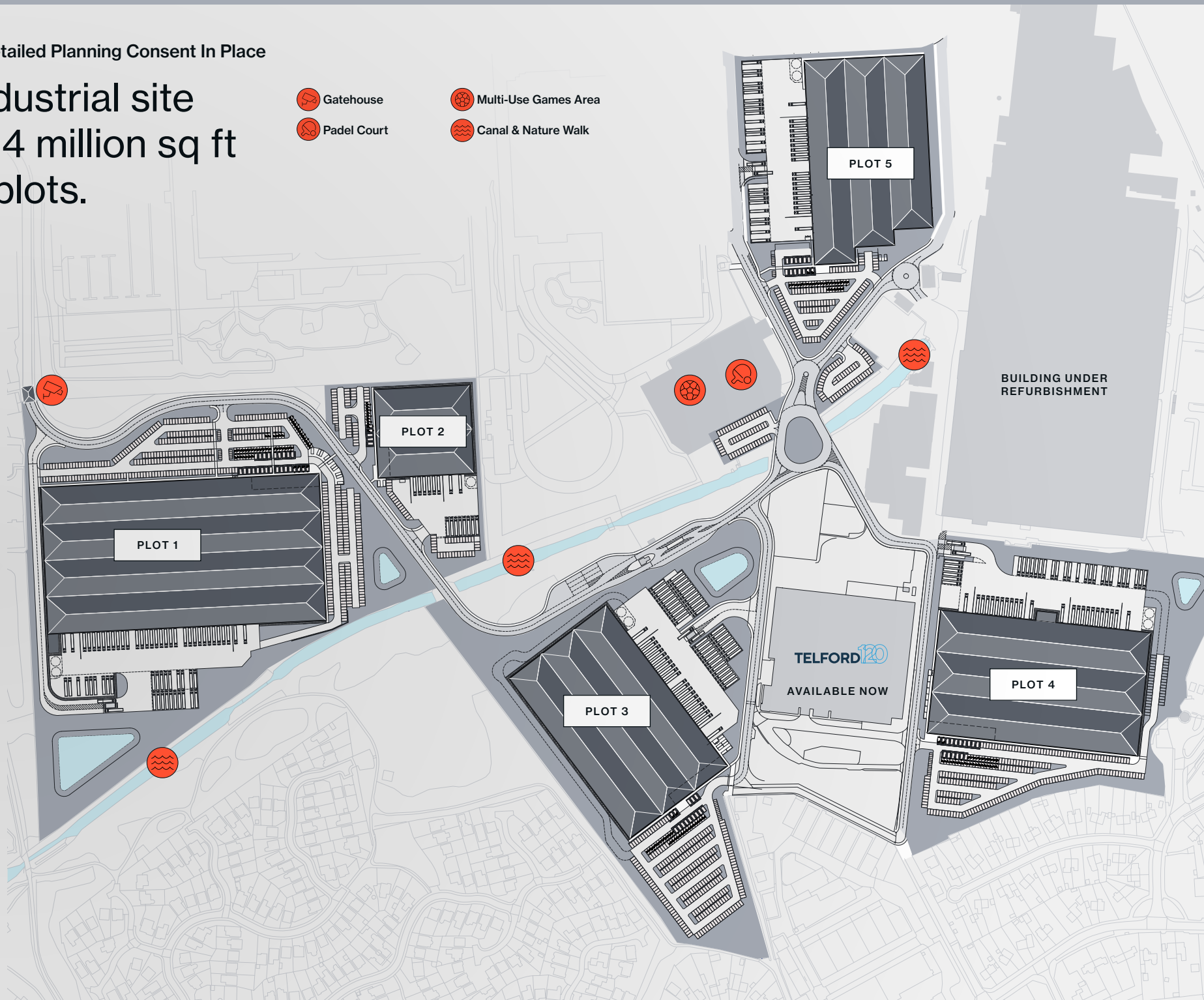
205,042 sq ft
19,045 m²

Plot 5

175,043 sq ft
16,257 m²

Telford 120

120,700 sq ft
11,213 m²
Available Now



Indicative Floor Areas

Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Telford 120
WAREHOUSE 285,935 sq ft	WAREHOUSE 60,832 sq ft	WAREHOUSE 163,372 sq ft	WAREHOUSE 190,898 sq ft	WAREHOUSE 165,011 sq ft	WAREHOUSE 114,415 sq ft
OFFICE 14,212 sq ft	OFFICE 4,166 sq ft	OFFICE 8,600 sq ft	OFFICE 14,144 sq ft	OFFICE 10,032 sq ft	OFFICE 6,285 sq ft
TOTAL 300,147 sq ft	TOTAL 64,998 sq ft	TOTAL 171,972 sq ft	TOTAL 205,042 sq ft	TOTAL 175,043 sq ft	TOTAL 120,700sq ft
YARD DEPTH 36.5 m	YARD DEPTH 35 m	YARD DEPTH 35 m	YARD DEPTH 35 m	YARD DEPTH 35 m	YARD DEPTH 69.5m
EAVES HEIGHT 18 m	EAVES HEIGHT 10 m	EAVES HEIGHT 12.5 m	EAVES HEIGHT 12.5 m	EAVES HEIGHT 15 m	EAVES HEIGHT 9.4m
FLOOR LOADING 50 kN/m²	FLOOR LOADING 50 kN/m²	FLOOR LOADING 50 kN/m²	FLOOR LOADING 50 kN/m²	FLOOR LOADING 50 kN/m²	FLOOR LOADING 50 kN/m2
DOCK DOORS 28	DOCK DOORS 6	DOCK DOORS 17	DOCK DOORS 20	DOCK DOORS 18	DOCK DOORS 14
LEVEL ACCESS DOORS 6	LEVEL ACCESS DOORS 2	LEVEL ACCESS DOORS 2	LEVEL ACCESS DOORS 4	LEVEL ACCESS DOORS 2	LEVEL DOORS 2
CAR PARKING SPACES 557	CAR PARKING SPACES 101	CAR PARKING 295	CAR PARKING 318	CAR PARKING 272	CAR PARKING 200

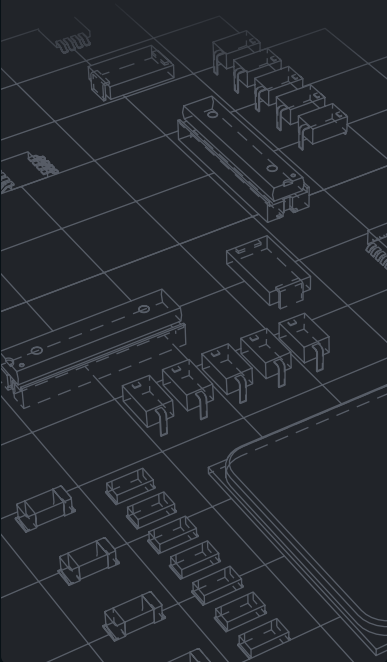


Environmental, Social & Governance

We develop future-focused properties, prioritising sustainability and long-term value, helping businesses thrive while minimising environmental impact and promoting responsible growth.

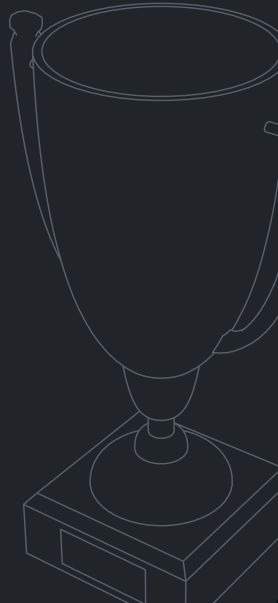
1

Energy
Performance
Certificate A



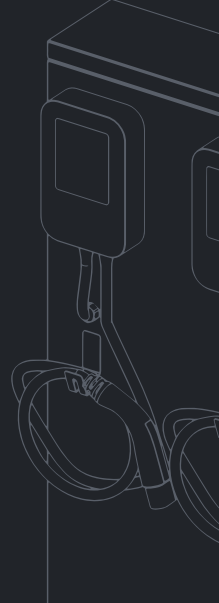
2

Targeting
BREEAM
Rating
'Excellent'



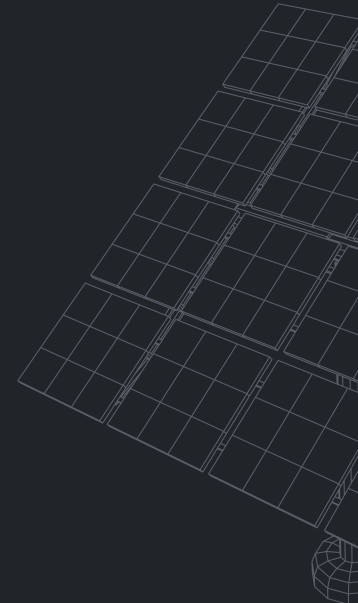
3

EV Charging
Allocation
Within Car Park



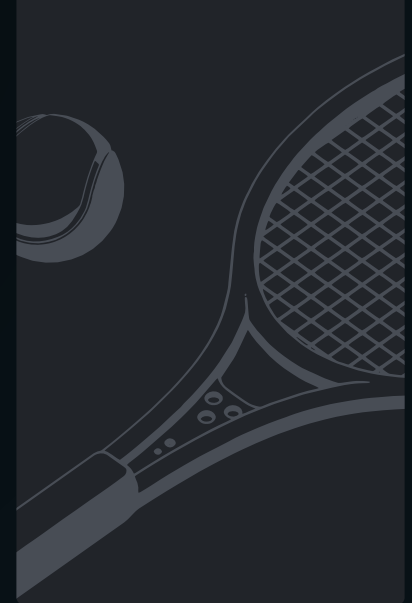
4

Solar PV
Control
Systems



5

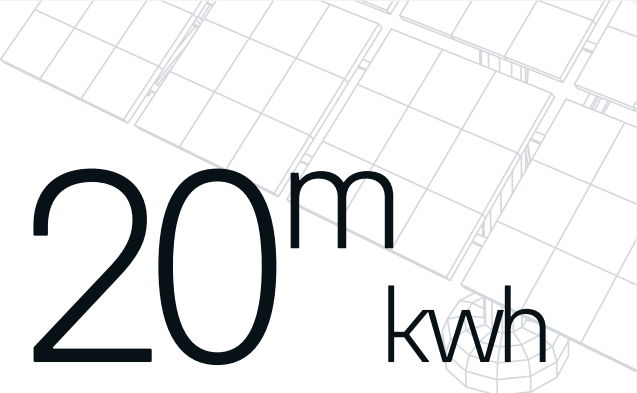
Sporting,
Health and
Wellbeing
Amenities





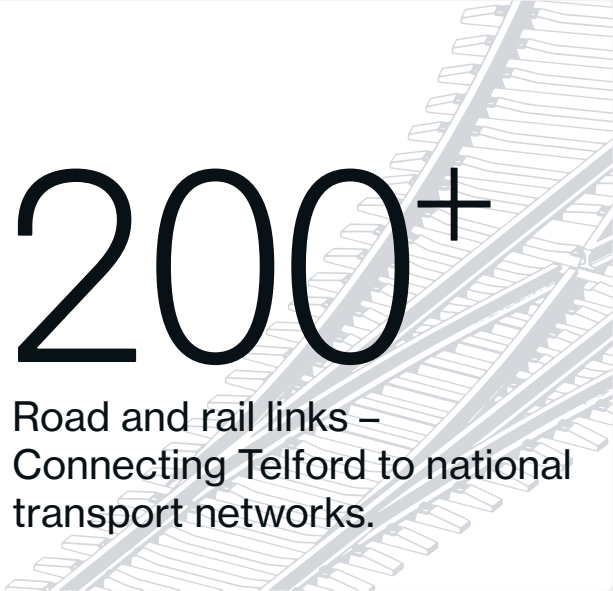
Manufacturing Workforce

Developing Infrastructure in Telford



20^m kwh

Renewable energy –
Supporting future-proof
energy provision.



200⁺

Road and rail links –
Connecting Telford to national
transport networks.



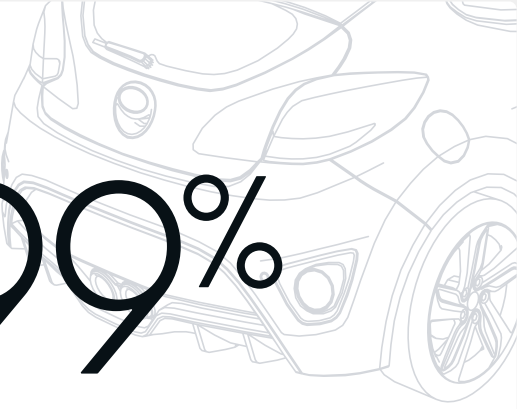
£50^m

Investment committed over
four years to improve roads
and footpaths.



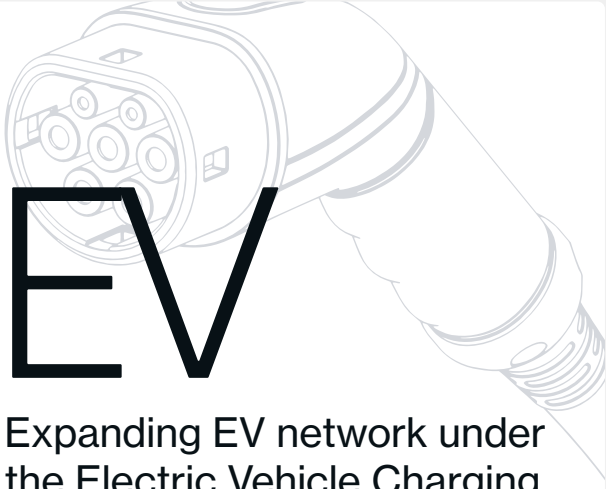
100⁺

Miles of cycling and walking
routes connecting residential,
commercial, and leisure areas.



99%

Superfast broadband
coverage in partnership with
Virgin Media and O2 Business.



EV

Expanding EV network under
the Electric Vehicle Charging
Infrastructure Strategy.

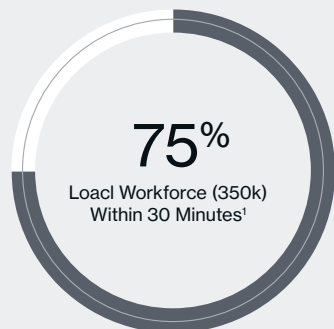
Local areas and travel distances.

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WHAT3WORDS /// BEAD.LETTER.LATER

Towns & Cities	Miles	Mins
Shrewsbury	14 miles	20 mins
Wolverhampton	20 miles	30 mins
Birmingham	33 miles	45 mins
Stafford	22 miles	35 mins
Stoke-on-Trent	35 miles	50 mins
Chester	52 miles	70 mins
Coventry	55 miles	75 mins
Manchester	75 miles	90 mins
Derby	55 miles	80 mins

Motorways		
A442	1 mile	2 mins
A518	3 miles	5 mins
M54	2 miles	5 mins
A41	5 miles	10 mins
A49	10 miles	15 mins
A5	12 miles	18 mins
M6	15 miles	20 mins
M5	30 miles	35 mins
M42	40 miles	45 mins





350k Local workforce aged 16-64 within 30 minutes drive time.

The development offers a high-quality industrial and distribution facility near the M54, providing excellent access to the M6 and national motorway network in Telford's prime logistics hub.



The MRE logo consists of the letters 'MRE' in a bold, white, sans-serif font, enclosed within a white rectangular border. The background of the entire page is a dark, high-angle photograph of a city skyline, featuring a mix of modern glass skyscrapers and older, more ornate buildings. The sky is overcast with grey clouds.

MRE

Mercia Real Estate is a privately-owned real estate investment and asset management company based in Birmingham, United Kingdom.

We specialise in value-add investment opportunities, utilising our in-depth market intel and hands-on asset management capability to ensure value is maximised in each of our assets.

Total
Sq Ft

4^m

Value Under
Management

300^m

Current
Tenants

500

Telford Defence & Technology Park

Further Information

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& COMPANY

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