



Site One, Phase One Enterprise Centre and Managed Workspace Development Opportunity

- > Exciting opportunity within Wolverhampton Telford Technology Corridor
- > Part of major technology park development
- > Fully serviced greenfield site available for immediate development
- > Net Developable Site Area - 1.935 Ha (4.781 acres)
- > Prominent location in an attractive setting
- > Easy access from Junction 4 M54 (1 mile)

Telford Technology Park Site One, Phase One

Enterprise Centre and Managed Workspace
Development Opportunity



THE OPPORTUNITY

The site provides a unique opportunity to construct, own and operate an Enterprise Centre and Managed Workspace within phase one of the major Telford Technology Park development.

THE SITE

The site is presently in the ownership of the Homes and Communities Agency and has the following credentials:

- > Total area of circa 2.46 hectares (6.073 acres)
- > Net development area of circa 1.935 hectares (4.781 acres)
- > Prominent location with frontage to the A464,
- > Greenfield site
- > Mature 'green' environment
- > Established business location

ACCESS

Access is from the A464 at Naird Roundabout which connects with the M54 at J4 approx. 1 mile to the east. The site offers:

- > Easy access to the motorway (M54)
- > Telford Town Centre and the Railway Station - approx. 2 miles
- > The University of Wolverhampton Telford Campus - approx 3 miles

SERVICES

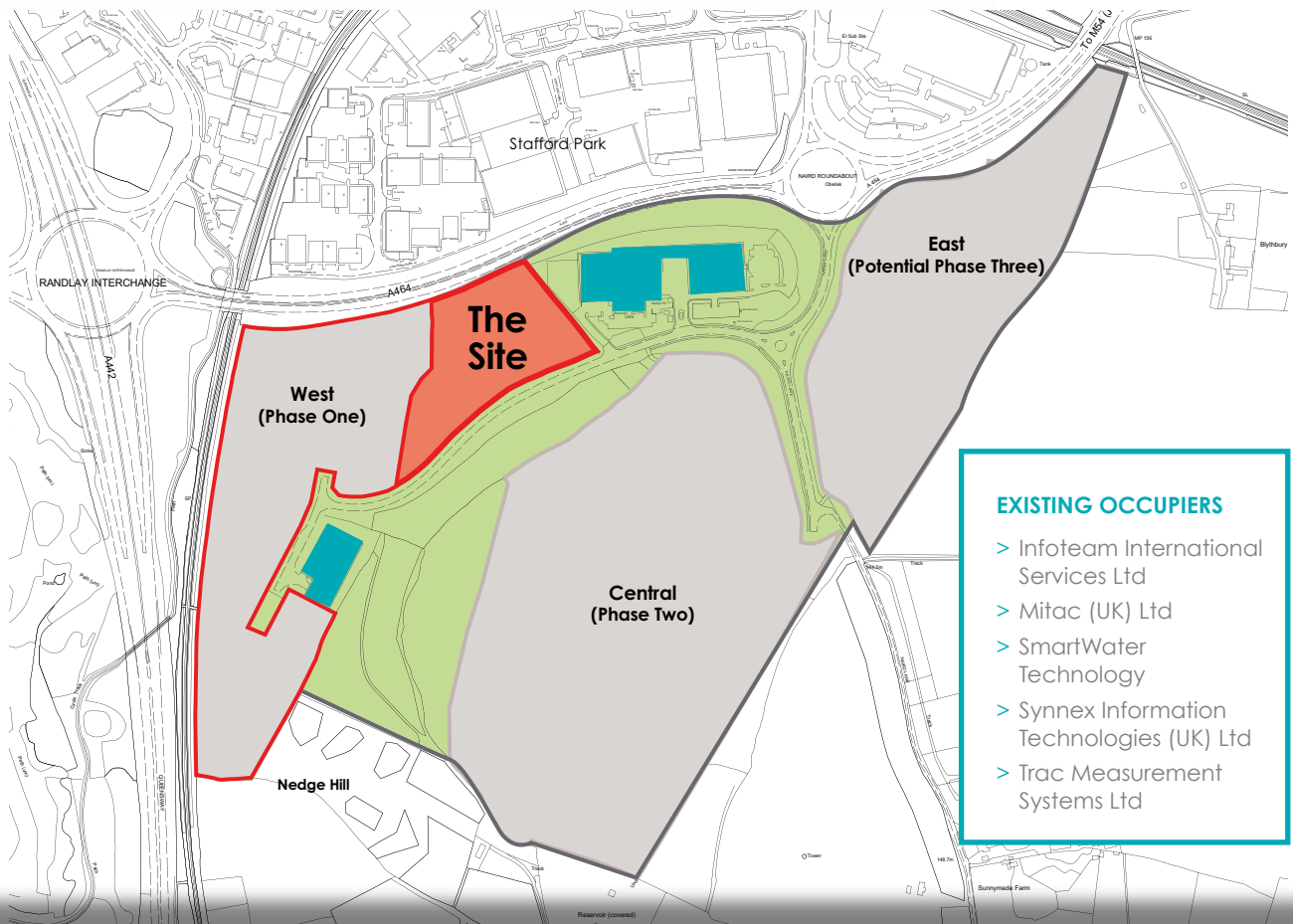
All mains services and telecommunications network services are available.

PLANNING

The site has been identified for technology related businesses within Use Classes B1 & B2.

A planning context statement has been agreed between the Project Partners, a copy of which is included within the accompanying CD for reference.

*Photographs depicted are of existing occupiers at Telford Technology Park



EXISTING OCCUPIERS

- > Infoteam International Services Ltd
- > Mitac (UK) Ltd
- > SmartWater Technology
- > Synnex Information Technologies (UK) Ltd
- > Trac Measurement Systems Ltd

SELECTION PROCESS

A Contract Notice has been placed within the Official Journal of the European Union (OJEU) seeking Expressions of Interest by noon 3rd July 2009.

Shortlisted bidders will be advised by 10th July that they are invited to participate in Dialogue and to submit a detailed tender.

The full process, together with requirements for Expressions of Interest and Selection Criteria are detailed within the accompanying CD.



CD CONTENTS

- > Section 1 - Marketing Brochure
- > Section 2 - Telford Technology Park
- > Section 3 - Site Description
- > Section 4 - Planning
- > Section 5 - Site Plan
- > Section 6 - Site Title Report

- > Section 7 - Enterprise Centre Brief
- > Section 8 - Expressions of Interest Submission Process & Requirements
- > Section 9 - Financial Statement

- > Section 10 - Selection Criteria
- > Section 11 - Pre-Qualification Questionnaire
- > Section 12 - Contacts



For satellite navigation purposes: TF3 3AH

LOCATION

The site is easily accessible via either Junctions 4 or 5 of the M54, circa 1.2 and 2.4 miles respectively from the site. It is accessed off Naird Lane Roundabout leading from the A464

which runs between the Randlay Interchange with the A442 and junction 4 M54.

VIEWING

The site is currently vacant and may therefore be viewed from the existing highway network.

FURTHER ENQUIRIES

All enquiries should be directed to Thomas Lister



Homes & Communities Agency

Transforming Telford



Wolverhampton Telford Technology Corridor



Advantage West Midlands



Telford & Wrekin Council

HOMES AND COMMUNITIES AGENCY AND ITS AGENTS GIVE NOTICE THAT:

1. These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute any part of an offer or contract; 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility or warranty and any intending purchasers should not rely on them as statements or representations of fact; 3. any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars; 4. no person in the employment of Homes and Communities Agency or any person or organisation acting as their agent has any authority to make or give any representation or warranty whatsoever in relation to this property 5. in order to comply with the Proceeds of Crime Act 2002 and the Money Laundering Regulations 2003, you may be required to provide formal personal identification of yourself and your organisation prior to submitting a formal offer. Finance Act 1989; Unless otherwise stated all prices are quoted exclusive of VAT. Property Misdescriptions Act 1991; all reasonable care has been taken in the preparation of these details which are believed to be correct at the time of completion but their accuracy cannot be guaranteed and may be subject to subsequent amendment.



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