



Telford Investment Cluster

Telford, Shropshire

Opportunity

This project is an immediate investment opportunity for developers, equity investors and forward funding for identified occupiers, with no barriers preventing development in Telford.

Telford Investment Cluster is an industrial opportunity on 50 hectares of prime development land, and part of the regions Advanced Manufacturing and Innovation Corridor. The sites available for purchase provide the ability to deliver a mixture of industrial units to meet demand from national and international firms in a highly skilled employment location.

Project Promoters:

Telford Council

Scale:

£105m GDV

Sector:

Industrial and Advanced Manufacturing

Location:

Telford, Shropshire

Investment Type:

Developers, equity investors and forward funding for identified occupiers

Planning Status:

Allocation in the recently adopted Local Plan outline consents December 2018

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Overview

Background

Telford growth corridor located west of Birmingham on the M54 was created as a New Town and retains a legacy of publicly owned land for commercial and residential development, predominantly in the ownership of Government, Homes England. Telford has been identified as the fastest growing town in the region and identified by Department for International Trade as a key location for FDI.

Already boasting a central location, access to a skilled workforce and affordably priced land, the town is transforming the land offer into immediately deliverable opportunities free from constraints. The Telford Land Deal, differentiates Telford from its rivals through the investment of over £44m into de-risking and preparing sites for the market.

Since its launch, the Telford Land Deal has attracted £236 million of investment to the area and prompted the sale of £25 million worth of land. It has created over 1000 new jobs as well as stimulating the construction of over 86,000 sqm of commercial floor space. Investors include Magna International, a supplier to nearby Jaguar Land Rover, Polytec a reinforced plastics supplier and German plastics and polymer specialist Craemer Group.

Project Description

Whilst significant investment has already been secured there remains a strong continuing demand for industrial floor space both for advanced manufacturing, engineering, logistics and in growing sectors including Agri Technology and digital.



The Town has a strong defence cluster with MOD, Leidos, GKN and BAE and is home to two internationally renowned Universities - University of Wolverhampton and Harper Adams University.

The sites have been fully de-risked with planning in place and delivery is underpinned by a multi-skilled consultancy service BIT-Group wholly owned by Telford Council who provide a full turnkey solution. The Cluster sites which offer greater flexibility and range than a traditional Enterprise Zone provide and scope for the Authority to provide build and leaseback solutions.

Ability to deliver a range of industrial units to meet demand and spread risk in already established employment locations along the northern edge of Telford. Sites have direct, fast connectivity into the M54 corridor and regional road network, rail and railfreight access.

Each development within the cluster can be delivered in phases and therefore the opportunity exists for positive return for longer term investment over the phased construction period.

All the sites that form the investment opportunity benefit from allocation in the recently adopted Local Plan have outline planning consents in place (December 2018) with others subject to applications due for determination in the next 6 months. In addition a large proportion of sites.

The Telford Investment Cluster is particularly attractive at a time, and in support, of the drive for growth through the UK Governments Industrial Strategy.

Project Promoter and Partnerships

The project is being promoted by Telford Council in partnership with Homes England and The Marches Local Enterprise Partnership. Advisors to the project include the commercial and property firm Lambert Smith Hampton.