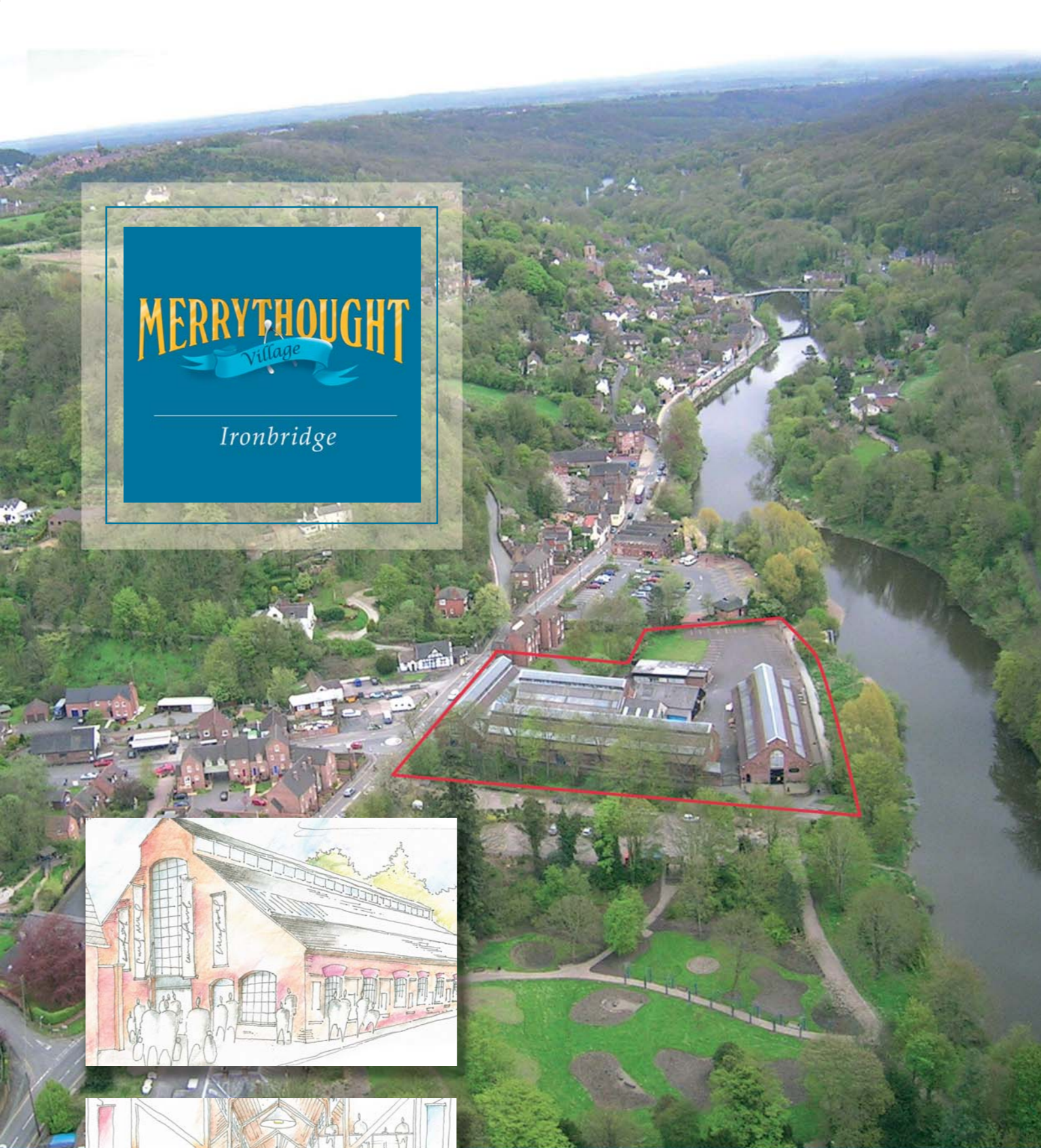


**MERRYTHOUGHT**  
Village  
Ironbridge



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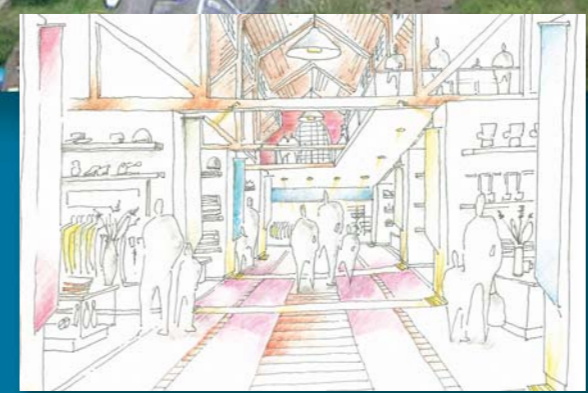
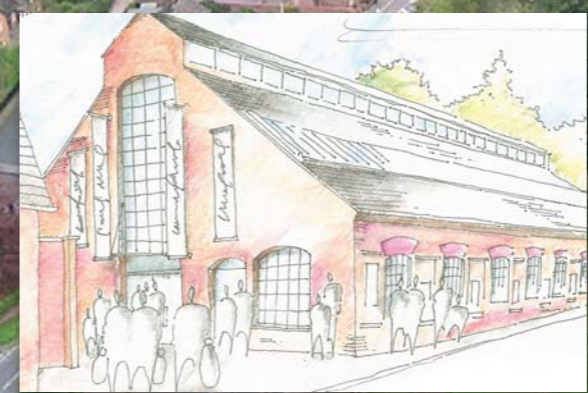


**LOCATION**

Ironbridge is in an easily accessible West Midlands location 4 miles south of Telford Town Centre and the M54 motorway, which links to the M6, Birmingham (35 miles) and the county town of Shrewsbury (15 miles).

Birmingham International airport and Telford train station are both within easy reach. Direct train links to Birmingham and London are planned for the near future as well as a new motorway linking Telford directly to the M6 toll road.

The property is in a very prominent location within the town just 1/10 of a mile upstream from the famous Ironbridge itself. The property has exceptional roadside frontage and excellent on-site parking facilities as well as being advantageously located between the towns two public car parks. There are many nearby attractions and museums as well as a number of fine quality restaurants and hotels.



Merrythought Village,  
Ironbridge, Telford TF8 7NJ  
Tel: 01952 433116  
[www.merrythoughtproperties.co.uk](http://www.merrythoughtproperties.co.uk)

**MISREPRESENTATION ACT**  
The particulars contained in this brochure are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute the whole or part of any contract. All details are given in good faith and believed to be correct. All liability in negligence or otherwise arising from the use of these particulars is hereby excluded.

Prestigious Retail Opportunities in the heart of the Ironbridge Gorge, Shropshire

# MERRYTHOUGHT

Village

Ironbridge



RETAIL SPACE • PRESTIGE OFFICE SPACE • PROMINENT LOCATION

'Merrythought Village' is an exciting new concept for the well-known Merrythought site in Ironbridge.

- Distinctive retail and office space.
- Close to Telford the M54, M6 and Birmingham.
- Located in the Ironbridge World Heritage Site; a popular tourist centre.

HISTORY

The characteristic, Victorian, brick buildings were originally constructed as a foundry by the Coalbrookdale Company in 1898. For over 75 years the property has been the factory of the family run company, Merrythought Limited (est. 1930) - England's oldest and most prestigious manufacturers of collectible hand made toys.

PROPERTY

The property comprises of three interlinked two-storey buildings and one separate building of the same design. These structures are predominantly load-bearing brickwork with huge hardwood queen post trusses forming the first floor accommodation. The roofs are pitched with natural clay tiles and a clerestory, which brings an abundance of natural light into the interior. In total there is in excess of 5,000 sq metres. There is a car park with the capacity for well over 50 cars.

Whilst the buildings have been modernised the property still retains the features of its past thus continuing to make it a much loved landmark within the community.

OPPORTUNITIES

'Merrythought Village' will offer unique retail and office space that will utilise this historically enterprising property in a new and exciting way.

RETAIL SPACE

900 sq metres of retail floor space available, in units between approximately 50 and 100 sq metres.

Units will form an arcade style retail scheme in the main factory building which lies adjacent to the road. A large entrance will be located by the road, next to existing shops.

OFFICE SPACE

Magnificent 1st floor office space available in flexible units from about 100 sq metres upwards.

At one end a large arched window overlooks the River Severn and picturesque Dale End Park and gardens. Specifications are negotiable upon request.

TERMS

Merrythought Limited is looking for a range of high quality occupiers who will compliment the site and the proposed scheme for a long-term project.

Current occupiers, Merrythought Ltd, Ironbridge Brewery Ltd, Jardine Leisure, Crystal Labyrinth, Ironbridge Gorge Museum Trust's Teddy Bear Shop, Ironbridge Fine Arts and Framing, Ironbridge Scenic River Cruises, Admaston Firecraft Centre Ltd and Ironworkers of Ironbridge will continue to occupy part of the buildings, including adjacent property.

PLAN A

SCHEDULE OF LETTABLE AREAS

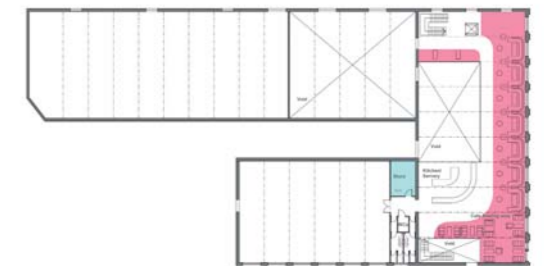
	UNIT Area
1	47m <sup>2</sup>
2	47m <sup>2</sup>
3	45m <sup>2</sup>
4	286m <sup>2</sup>
5	48m <sup>2</sup>
6	47m <sup>2</sup>
7	47m <sup>2</sup>
8	47m <sup>2</sup>
9	48m <sup>2</sup>
TOTAL	662m <sup>2</sup>

PLAN B

SCHEDULE OF LETTABLE AREAS

	UNIT Area
1	47m <sup>2</sup>
2	47m <sup>2</sup>
3	45m <sup>2</sup>
4	55m <sup>2</sup>
5	105m <sup>2</sup>
6	49m <sup>2</sup>
7	43m <sup>2</sup>
8	47m <sup>2</sup>
9	47m <sup>2</sup>
10	47m <sup>2</sup>
11	47m <sup>2</sup>
12	47m <sup>2</sup>
13	52m <sup>2</sup>
14	26m <sup>2</sup>
15	52m <sup>2</sup>
TOTAL	713m <sup>2</sup>

PLAN A

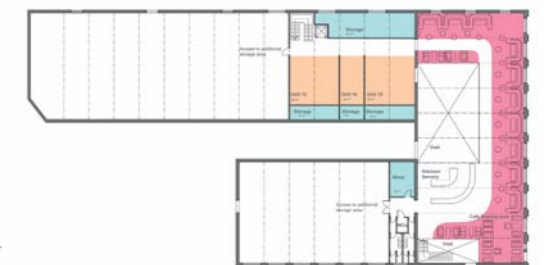


1st Floor



Ground Floor

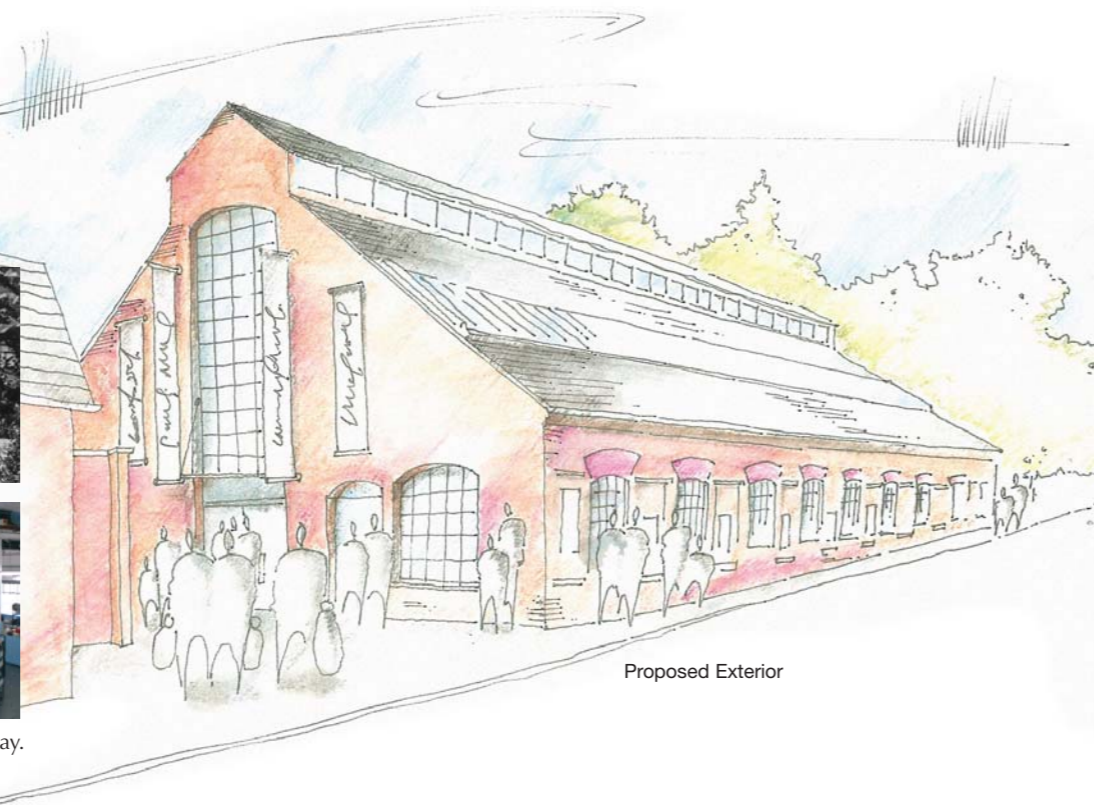
PLAN B



1st Floor



Ground Floor



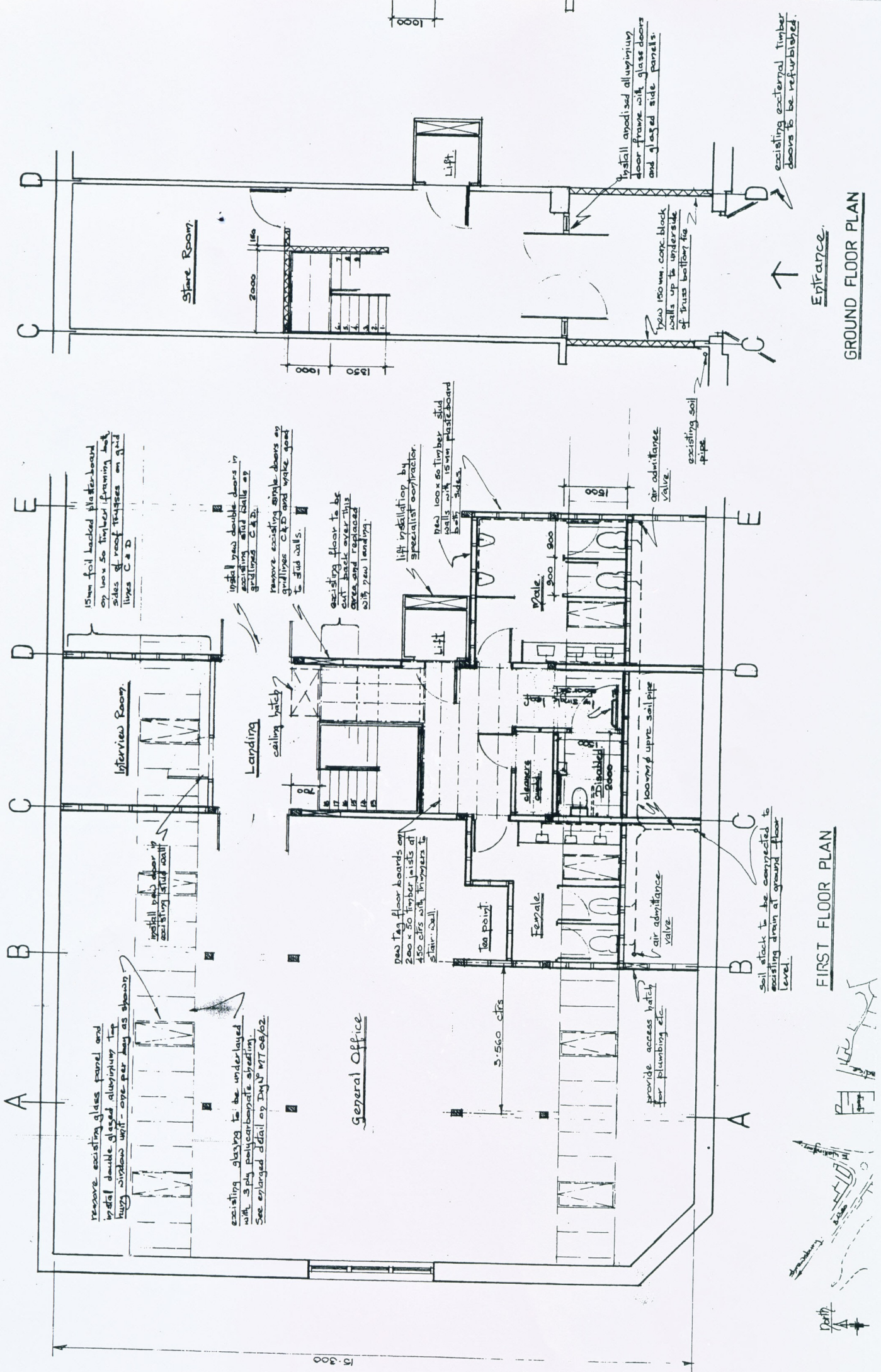
Proposed Exterior



Proposed Interior



The production of Merrythought bears, in the 1930's and today.



15mm foil backed plaster-board on 100 x 50 timber framing and sides of roof trusses on grid lines C & D

install new double doors in existing stud walls on gridlines C & D

remove existing single doors on gridlines C & D and make good to stud walls

existing floor to be cut back over this area and replaced with new landing

lift installation by specialist contractor

new 100 x 50 timber stud walls with 15mm plasterboard both sides

new 100mm conc. block walls up to underside of truss bottom tie

install apolished aluminium door frame with glass doors and glazed side panels

existing external timber doors to be refurbished

remove existing glass panel and install double glazed aluminium triple window unit - one per bay as shown

existing glazing to be underlaid with 3 ply polycarbonate sheeting. See enlarged detail on Day 17/11/02/02

General Office

new 100 x 50 timber joists at 450 ctrs with trusses to stair well

ten point

Female

Male

air admittance valve

100mm & upvc soil pipe

cleaners supply

disinfectant

air admittance valve

existing soil pipe

ceiling hatch

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GROUND FLOOR PLAN

FIRST FLOOR PLAN

