



## Unit C2, Halesfield 19, Telford Shropshire, TF7 4QT

- Semi-detached production warehouse of 17,677 sq ft (1,651 sq m)
- Integral single storey office accommodation
- Secure yard to the side of the unit
- On-site car parking for circa 26 vehicles

# Unit C2

## Halesfield 19, Telford

### LOCATION

The property is situated on Halesfield Industrial Estate, one of Telford's most established industrial areas. Halesfield is accessed via the A442 Queensway, the town's main north/south distributor road, which in turn provides access to the M54 motorway at Junctions 4 and 5.

Halesfield 19 is located approximately 200 metres from the Halesfield roundabout, which leads directly onto Brockton Way.

### DESCRIPTION

The property comprises a semi-detached industrial unit with integral office accommodation, secure yard and on-site car parking.

The unit was built in 1979, being of steel portal frame construction with blockwork walls to a height of approximately 8ft and profile steel sheeting to the elevations and roof.

It provides a production warehouse with an electronically operated up-and-over door to the rear, which is accessed via the yard area. Internally, the warehouse has a minimum eaves height of circa 5.43 metres and a concrete floor throughout.

The office block is positioned to the front of the unit, being of block/brickwork construction beneath a flat felt roof and providing a number of offices and staff WC facilities.

Externally, there is a car park to the front of the unit with space for approximately 26 vehicles, and an enclosed surfaced yard to the side.

### ACCOMMODATION

|                            |                     |                   |
|----------------------------|---------------------|-------------------|
| Production area            | 15,495 sq ft        | 1,449 sq m        |
| Office block               | 2,182 sq ft         | 202 sq m          |
| <b>Gross Internal Area</b> | <b>17,677 sq ft</b> | <b>1,651 sq m</b> |

### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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### PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

### TENURE

Leasehold: The property is available to let based on a new lease on terms to be agreed.

### RENT

The quoting rent is £65,000 per annum exclusive.

### SERVICE CHARGE

Details upon request from the letting agent.

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website, the property currently forms part of a larger assessment and will need to be re-assessed for business rates.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of F(142).

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3355



Printcode: 2017616

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This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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