

ANDREW DIXON
& COMPANY

TO LET (MAY SELL)

Chartered Surveyors &
Commercial Property Consultants

OFFICE ACCOMMODATION



Maxi House, Halesfield 20, Telford **Shropshire, TF7 4QU**

- Detached, self-contained, single storey office block on established estate
- Net Internal Area of approximately 2,089 sq ft (194.07 sq m)
- Accommodation includes a meeting room, kitchenette and WC facilities
- Generous on site car parking allocation

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Maxi House

Halesfield 20, Telford

LOCATION

The property is located on Halesfield Industrial Estate, one of Telford's most established industrial areas. Access to the estate is gained via the A442 Queensway, the town's main north/south distributor road, which in turn connects with the M54/M6 motorway link at Telford Town Centre. Junction 4 of the M54 is approximately 3 miles to the north.

The property itself fronts onto Kemberton Road and is accessed via Halesfield 20.

DESCRIPTION

The property comprises a detached, self-contained office block that was built in the late 1980's over a single storey, being of brick construction beneath a flat asphalt covered roof. There are aluminium powder-coated framed windows to the front and rear elevations, and a ramped pedestrian access to the front.

Internally, the building is arranged to provide an open plan office with five further partitioned offices, meeting room, store, kitchenette and WC facilities. The accommodation is well decorated and benefits from suspended ceilings incorporating Category 2 lighting and carpeted floors.

The property further benefits from an intruder alarm system and security roller shutters to all windows and doors.

Outside, there is a tarmacadam car park to the front with space for 13 vehicles.

ACCOMMODATION

Lobby/reception area	174 sq ft	16.16 sq m
Office 1	170 sq ft	15.79 sq m
Office 2	223 sq ft	20.7 sq m
Office 3	151 sq ft	14.01 sq m
Office 4	139 sq ft	12.9 sq m
Office 5	153 sq ft	14.2 sq m
Office 6/open plan office	843 sq ft	78.31 sq m
Meeting room	172 sq ft	15.97 sq m
Kitchenette	64 sq ft	5.9 sq m
Store and WC facilities		
Net Internal Area	2,089 sq ft	194.07 sq m



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



PLANNING

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

TENURE

Leasehold: The property is available to let based on a new FRI lease on terms to be agreed. Alternatively, the landlord may consider a freehold disposal with vacant possession.

RENT & PRICE

Quoting rent of £18,500 per annum exclusive, or £225,000 for the freehold interest.

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.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £16,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(86).

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

Ref: AGS/3375



Printcode: 2017816

What's this?

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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