



## Former Metpost Site, Halesfield 21 Telford, Shropshire, TF7 4NF

- Self-contained secure site of approximately 1.8 ac (0.72 ha)
- Detached double bay industrial unit extending to 11,603 sq ft (1,078 sq m)
- Including integral two-storey office accommodation
- Plus small mezzanine store of 990 sq ft (92 sq m)
- Substantial concrete yard and on site car parking to the front

# Former Metpost Site

## Halesfield 21, Telford

### LOCATION

The property enjoys a prominent location on Halesfield 21. Halesfield is one of Telford's most established industrial areas. It is accessed 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 motorway is approximately three miles to the north.

### DESCRIPTION

The property comprises a self-contained commercial site of approximately 1.8 acres, which incorporates a detached double-bay industrial unit with integral two-storey office block and a substantial surfaced yard and on site car parking.

The industrial unit is of steel portal frame construction beneath a pitched profile metal clad roof, having multiple roller shutter access doors to the rear and sides. The unit is essentially arranged in two-bays providing a production workshop and separate packing area. The latter includes a despatch office and mezzanine store to the front and an adjoining small welding bay to the rear.

The integral two-storey office block is positioned to the front of the building and provides a number of offices on the ground floor with staff restroom, kitchen and WC facilities on the first floor.

The yard area is located to the side and rear of the unit and is suitable for open storage, being surfaced with concrete and secured by perimeter fencing. The site benefits from a gated access point directly off Halesfield 21 and a car parking area to the front.

### ACCOMMODATION

Two-storey office block	1,542 sq ft	143 sq m
Warehousing *exclusive of mezzanine	9,546 sq ft	887 sq m
Despatch office	515 sq ft	48 sq m
<b>Gross Internal Area</b>	<b>11,603 sq ft</b>	<b>1,078 sq m</b>
*Mezzanine store	990 sq ft	92 sq m

### 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

Interested parties are advised to make their own enquiries with the Local Planning Authority.

### TENURE

Leasehold: The property is available to let based on a new FRI lease on terms to be agreed. Please contact the agent for further details.

### RENT

The quoting rent is £85,000 per annum exclusive.

### 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 £55,500.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of G(156).

### 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/3412



Printcode: 201813

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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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