



Land and Buildings at Site 4 Halesfield 21, Telford, Shropshire, TF7 4PA

- Self-contained commercial site extending to approximately 2.8 acres
- Detached industrial unit, two-storey office block and separate single storey offices
- Existing buildings extend to 9,384 sq ft (872 sq m) with planning consent for an additional 10,000 sq ft (929 sq m) unit - the landlord to build as required
- Secure concrete surfaced yard and on site car parking

Site 4

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, Telford'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 circa 2.8 acres, which currently incorporates a stand alone industrial unit, detached two-storey office block, and separate single storey offices, together with a substantial surfaced yard and on site car parking.

The industrial unit and main office block are centrally located within the site. The unit provides warehouse/production space with roller shutter access. The office block is arranged over two floors to provide a number of individual and open plan offices with associated welfare facilities.

The single storey office accommodation, which has most recently been utilised as a training facility, is positioned to the northern boundary of the site.

Outside, the external yard space is predominantly concrete surfaced with a tarmacadam car parking area to the front of the site. The site is secured by perimeter fencing with three gated access points directly off Halesfield 21.

ACCOMMODATION

Main two-storey office block	6,167 sq ft	573 sq m
Industrial unit	1,991 sq ft	185 sq m
Single storey offices	1,226 sq ft	114 sq m
Gross Internal Area	9,384 sq ft	872 sq m

SERVICES

We understand that all mains services are available or connected to the site. 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.



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PLANNING

We understand the property has planning permission for the erection of an additional single storey industrial unit extending to 10,000 square feet (Planning Ref: TWC/2017/0276). Should a potential tenant wish to implement this consent, the landlord will build the new unit with the cost rentalised accordingly.

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

TENURE

Leasehold: The property is available to let on a new FRI lease on terms to be agreed. Alternatively, the landlord may consider a freehold disposal. Please contact the agent for further details.

RENT

The quoting rent for the existing buildings is £120,000 per annum exclusive. For the avoidance of doubt, any new build will incur an additional rent.

PRICE

In the event of a sale, the guide price is circa £1.3 million.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £54,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E(108).

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.

VIEWING

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

Contact: Alex Smith MRICS

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Ref: AGS/3413



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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