

**ANDREW DIXON
& COMPANY**

Chartered Surveyors &
Commercial Property Consultants

TO LET

INDUSTRIAL PREMISES



Various Industrial Units at Halesfield 5 Telford, Shropshire, TF7 4QJ

- Terraced industrial warehouse units with integral office accommodation
- Available units ranging from 7,139 sq ft (663 sq m) to 9,688 sq ft (900 sq m)
- Rear service yards and on site car parking
- Units can be taken individually or combined (where appropriate)

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Halesfield 5

Telford

LOCATION

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 provides access to the M54 motorway at Junctions 4 & 5 approximately three miles north of Halesfield.

DESCRIPTION

Halesfield 5 comprises a range of terraced industrial warehouse units built by the former Telford Development Corporation in the mid 1970's. The units typically offer production/warehouse space with adjoining single storey offices, yard area and communal car parking.

The premises are of steel portal frame construction with brick and blockwork elevations. Each unit has a roller shutter door to the rear leading to a service yard, and a minimum eaves height of approximately 17ft. The foundations are constructed of strip footings, stanchion bases and 6 inch concrete floor slab with power floated finish, designed to take a maximum loading of 500 lbs (227 kg) or 6,000 lbs (2,722 kg) at 4 inch centres.

The offices are constructed from brick and blockwork external walls beneath a flat roof. Accommodation typically comprises of a single, open plan office with entrance hall and WC facilities. Details may vary for individual units.

Outside, there is a service yard to the rear of the units and communal parking is available directly to the front.

ACCOMMODATION

Demise	Size Sq Ft	Size Sq M	RV (2017)	EPC Rating
BLOCK A				
Unit A2	7,139 sq ft	663 sq m	£43.750	C(62)
BLOCK G				
Unit G2	9,647 sq ft	896 sq m	UNDER OFFER	
Unit G3	9,688 sq ft	900 sq m		

SERVICES (NOT CHECKED)

We understand that all mains services are available or connected to the units, including a 3-Phase electricity supply and low pressure gas.



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PLANNING

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

TENURE

Leasehold: The units are available to let, either individually or combined where appropriate, based on new leases on terms to be agreed.

RENTS & SERVICE CHARGE

Rents from £4.50 per square foot (individual rents upon application).

We understand that a service charge is levied by the landlord to cover a fair proportion of the cost of maintenance, cleaning and lighting of the common areas. Further details upon request.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

BUSINESS RATES

The 2017 rateable value listings are as detailed in the Accommodation schedule. Units A2 & A3 currently have a combined rateable value, which will need to be re-assessed if taken separately. Unit G2 also currently forms part of a larger assessment and will need to be re-assessed.

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 Agents Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/2068



Printcode: 2014110

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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