



Unit 3, Merlin House, Halesfield 19

Telford, Shropshire, TF7 4QT

- Refurbished first floor office accommodation within two-storey office building
- Self-contained suite with Net Internal Area of 1,019 sq ft (94.74 sq m)
- Forming part of a modern terrace of offices in an established location
- Good on site car parking provision

Merlin House

Halesfield 19, Telford

LOCATION

The property is situated on Halesfield Industrial Estate. Halesfield is located approximately two and a half miles south of Telford Town Centre and is accessible via the A442 Queensway, Telford's main north to south distributor road, at the Stirchley Interchange link. The estate benefits from good transport links, with Junction 4 of the M54 motorway approximately two miles to the north. Halesfield is one of the three principal industrial areas within Telford New Town, being the longest established of the three, having been developed by the former Telford Development Agency.

DESCRIPTION

The property comprises a self-contained first floor office suite, which forms part of a two-storey commercial building within a terrace of office units that have recently been refurbished.

The building is of 11 inch cavity brickwork construction with profile metal cladding to the external walls beneath a new flat roof, with a concrete floor. New double glazed windows have been fitted throughout, having powder coated aluminum window frames.

Internally, the building provides modern open plan office space and WC facilities over two floors with the ground floor already let and the first floor currently available. The latter is accessed from an internal staircase in a communal reception area on the ground floor. The accommodation benefits from suspended ceilings with integrated lighting, carpeted floors and electric panel heaters.

Outside, there is extensive on site car parking available within the tarmacadam car park to the rear of the site.

ACCOMMODATION

First floor (Net Internal Area)	1,019 sq ft	94.74 sq m
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SERVICES

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

PLANNING

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



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TENURE

Leasehold: The property is available to let on terms to be negotiated. Please contact the agent for further details.

RENT

Rent upon application.

LOCAL AUTHORITY

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

BUSINESS RATES

The property currently forms part of a larger assessment for the whole of Unit 3 (rateable value £13,500). The ground and first floor accommodation will be separately assessed. Interested parties should make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(96) valid until 26 April 2022 (unless superseded by a later certificate).

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

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Ref: AGS/2553



Printcode: 2014328

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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