# ANDREW DIXON & COMPANY

## TO LET

Chartered Surveyors & Commercial Property Consultants

### **REFURBISHED OFFICES**



## 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

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)

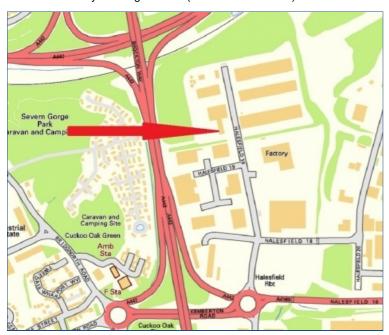
1,019 sq ft94.74 sq m

#### **SERVICES**

We understand that all mains services are available or connected to the property. It should be note 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).





### **TENURE**

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

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).

All figures quoted are exclusive of VAT, which may be payable at the prevailing

### **LEGAL COSTS**

Each party to be responsible for their own legal costs in connection with this

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/2553



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.

Misrepresentation Act 1967: Andrew Dixon & Company, for themselves and for the vendors or the landlords of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchasers or tenants and do not constitute any part of an offer or contract. ii) All descriptions, dimensions and references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility, and intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Andrew Dixon & Company has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) The reference to any plant, machinery, equipment, fixtures and fittings, or services at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.

ANDREW DIXON & COMPANY

Shropshire TF2 9TW Telephone: 01952 521000 Fax: 01952 521014

Grosvenor House, Central Park, Telford,

www.andrew-dixon.co.uk