



Block J, Halesfield 19, Telford Shropshire, TF7 4QT

- Terraced industrial units ranging from 4,351 sq ft to 8,702 sq ft
- Providing production warehouse space with integral single storey offices
- Units are available either individually or combined
- Rear service yard and communal on site car parking to the front

Block J

Halesfield 19, Telford

LOCATION

Halesfield Industrial Estate 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.

Halesfield is one of the three principal industrial areas within Telford and is the most established, having been developed by the former Telford Development Agency in the mid 1970's. The estate benefits from good transport links, with Junction 4 of the M54 motorway lying approximately two miles to the north.

DESCRIPTION

Block J comprises a range of traditional terraced industrial units with adjoining single storey office accommodation, benefitting from a service yard to the rear and communal car parking to the front.

The units are of steel portal frame construction with brick and blockwork elevations surmounted by a profile steel clad roof. Foundations are based on strip footings, sanction bases and concrete floor slabs. The offices have brick and blockwork external walls with flat roofs.

The accommodation typically consists of production warehouse space with an open plan office to the front, entrance hall and WC facilities. Each unit has a minimum eaves height of 17ft with roller shutter access to the rear, leading to the service yard. Details may vary for individual units.

AVAILABLE ACCOMMODATION

Unit No	Size sq ft	Size sq m	RV (2017)
Unit J9 *UNDER OFFER	4,351 sq ft	404 sq m	Combined £31,750
Unit J10 *UNDER OFFER	4,351 sq ft	404 sq m	
Unit J11	4,351 sq ft	404 sq m	TBA

SERVICES

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



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PLANNING

We understand the property has 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 rent, either individually or combined, based on a new lease on terms to be agreed.

RENT

Rents based on £4.75 per square foot per annum.

SERVICE CHARGE

We understand a service charge is levied by the landlord to cover a fair proportion of the costs for the 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

For individual rateable values as per the 2017 assessment please refer to the Accommodation Schedule. Unit J11 is to be assessed.

ENERGY PERFORMANCE CERTIFICATE

Units J9-J10 - E(103); Units J11 - D(97).

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/3187



Printcode: 2015114

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