



## Refurbished Offices adjacent to Bitec Premises Halesfield 2, Telford, Shropshire, TF7 4QH

- Detached single storey office block extending to 1,235 sq ft (114.74 sq m)
- Accommodation recently refurbished internally
- Generous landscaped setting with on site car parking for 8 vehicles
- Prominent location on main estate road with pleasant outlook
- High speed Broadband connection available

# Offices adjacent to Bitec Halesfield 2, Telford

## LOCATION

Halesfield is one of Telford's more established industrial estates and is accessed via the A442 Queensway, the town's main north to south distributor road. The A442 connects with the M54 motorway at Junction 4, which in turn connects to the M6 at Junction 10A.

The property itself enjoys a prominent roadside position on the eastern fringe of Halesfield, being adjacent to Bitec's warehouse and premises at Majestic House. Other nearby occupiers include Mail Solutions UK Ltd, G Force Express Parcels Ltd, Telford Plastics Ltd and Precision Colour Printing.

## DESCRIPTION

The property comprises a detached single storey office block set within an attractive landscaped area with car parking to the front. The building is of brick construction beneath a flat felt roof with large glazed windows and entrance door.

The accommodation, which has recently been refurbished, is arranged to provide a reception area, off which there is a meeting room, two individual offices, two larger general offices, kitchen and ladies and gent's WC facilities. The offices benefit from a mixture of spot and fluorescent strip lighting, laminate flooring and electric storage heaters.

Outside, there is a tarmac car park directly to the front of the building with space for 8 vehicles. To the rear and sides is a substantial grassed area.

## ACCOMMODATION

Reception area  
Kitchen, WC facilities  
Meeting room  
Office 1  
Office 2  
General office 1  
General office 2

**Total Area** 1,235 sq ft (114.74 sq m)

## SERVICES (NOT CHECKED)

We understand that mains water and electricity are connected to the property, which has a dedicated electric meter on site. A high speed Broadband connection is also available. There is currently no gas supply to the premises.



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## 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 let on a new full repairing and insuring lease for a minimum term of 3 years.

## RENT

Rent of £14,000 per annum inclusive of business rates and water rates. Electricity will be charged monthly based on actual usage (metered).

## SERVICE CHARGE

The tenant to be responsible for the upkeep and maintenance of the grassed landscaped area. Alternatively, the landlord will organise a landscaping contract and recharge the cost to the tenant by way of a service charge.

## LOCAL AUTHORITY

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

## BUSINESS RATES

The quoting is inclusive of business rates.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E(119).

## VAT

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

## LEGAL COSTS

The tenant to be responsible for the landlord's reasonable legal costs in connection with the preparation of the lease.

## VIEWING

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

Contact: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk) Ref: **BNF/3370**



Printcode: 20171016

## 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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