

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

FOR SALE

INDUSTRIAL PREMISES



## Unit B1, Halesfield 8, Telford Shropshire, TF7 4QN

- Industrial workshop unit extending to approximately 3,367 sq ft (312.87 sq m)
- Integral single storey office accommodation and WC facilities
- Accommodation benefits from gas central heating and 3-Phase power supply
- Service yard and on site car parking

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# Unit B1

## Halesfield 8, Telford

### LOCATION

The property is located on Halesfield Industrial Estate in the new town of Telford. Telford straddles the M54 motorway, being located approximately 15 miles from Junction 10 of the M5. The M54/M6 link gives easy access to the national motorway network, and to Wolverhampton some 18 miles to the southeast and Birmingham city centre approximately 35 miles distant. The county town of Shrewsbury is approximately 15 miles to the west via the M54 and A5 trunk road.

Halesfield is one of Telford's most established industrial areas, being developed from the 1970's. It is situated on the south eastern edge of the town and accessed via the A442 Queensway, which also affords access onto the M54 motorway approximately 3 miles to the north. Halesfield is home to a number of indigenous engineering and manufacturing concerns.

### DESCRIPTION

The property comprises a terraced single storey industrial unit providing workshop and office accommodation. The unit is constructed of a steel truss framework with brick and blockwork elevations, which are partially clad with steel profile sheeting, beneath a cement board roof incorporating glazed roof lights.

Internally, the workshop area has a minimum eaves height of approximately 12ft 10ins and there are integral single storey offices to the front, including staff WC facilities. Vehicular access is provided via a roller shutter door to the front of the building.

Outside, there is a service yard and car parking facilities to the front of the unit.

### ACCOMMODATION

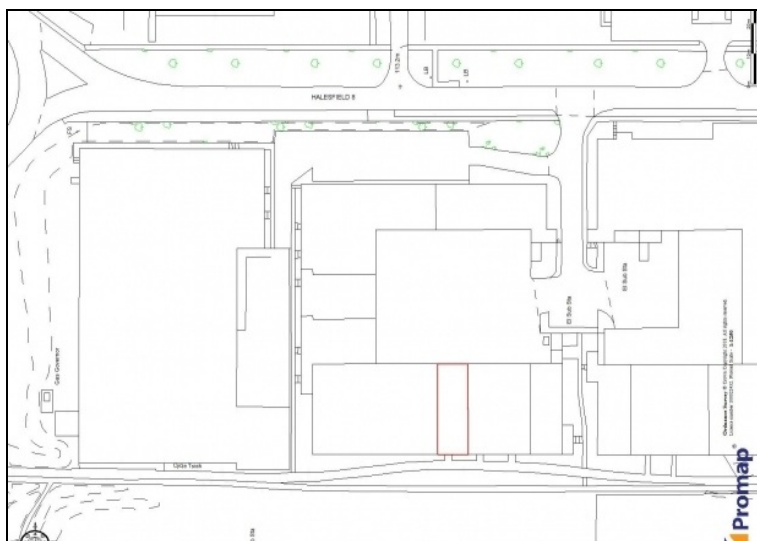
Workshop	2,949 sq ft	273.99 sq m
Offices	418 sq ft	38.88 sq m
<b>Gross Internal Area</b>	<b>3,367 sq ft</b>	<b>312.87 sq m</b>

### SERVICES

We understand that all mains services are available or connected to the property, including gas central heating and a 3-Phase power supply. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



### PLANNING

We understand that 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

Long leasehold: The property is available to purchase on a long leasehold basis. For further details please contact the selling agent.

### PRICE

The quoting price is £150,000 for the long leasehold interest.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £13,000.

### ENERGY PERFORMANCE CERTIFICATE

The property is currently being assessed. Details available shortly.

### 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: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk)

Ref: BNF/2367



Printcode: 2018319

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