

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET (MAY SELL)

INDUSTRIAL UNIT



Unit H5, Halesfield 19, Telford Shropshire, TF7 4QT

- Mid-terraced industrial unit extending to 3,607 sq ft (335.14 sq m)
- Integral single storey offices, including kitchenette and WC facilities
- Accommodation to be fully refurbished by the landlord prior to occupation
- Secure rear yard and on site car parking

Tel: 01952 521000
www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk

Unit H5

Halesfield 19, Telford

LOCATION

The property is situated on Halesfield Industrial Estate, one of Telford's most established industrial areas, located approximately 2.5 miles south of the town centre. Halesfield is accessed via the A442 Queensway, the town's main north/south distributor road, and benefits from good transport links with Junctions 4 and 5 of the M54 motorway lying approximately 2 miles to the north.

The property itself forms part of Halesfield 19, being a development of three blocks of traditional industrial units built by the former Telford Development Corporation in the late 1970's and varying in size from 3,500 to 9,500 square feet. Unit H5 occupies a mid terraced position within a block of similar units.

DESCRIPTION

The property comprises a terraced industrial unit with adjoining single storey offices and a secure service yard to the rear. The unit also has the use of the communal car parking areas to the front and side of the block.

Construction is based on a multi-bay steel portal frame, with full height blockwork separating walls and blockwork walls to the front and rear elevations, beneath a single pitch insulated steel clad roof.

The warehouse has a minimum eaves height clearance of approximately 4.75m with a concrete floor throughout. It is accessed via a single sectional steel up-and-over door to the rear, having a clearance of circa 4.2m.

The offices are positioned to the front of the unit and include WC facilities and a kitchenette.

ACCOMMODATION

Warehouse	3,043 sq ft	282.72 sq m
Offices	564 sq ft	52.42 sq m
Total Gross Internal Area	3,607 sq ft	335.14 sq m

SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries.

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).



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.



TENURE

Leasehold: The property is available to let based on a new FRI underlease on terms to be negotiated. Alternatively, the landlord may consider a sale of the long leasehold interest.

RENT

The quoting rent is £17,000 per annum exclusive.

SERVICE CHARGE AND INSURANCE

The head landlord operates a service charge to cover the cost of the maintenance and upkeep of the common areas of the estate. We understand the charge for the current year is approximately £1,200 plus VAT.

The head landlord also arranges buildings insurance, which is recharged to the long leaseholder (landlord) on an annual basis and in turn recharged to the occupational tenant.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the VOA website, the property currently forms part of a joint assessment with the adjoining unit (Unit H4) and will need to be reassessed separately.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for details.

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: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk Ref: BNF/1132A



Printcode: 2019123

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.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW

Telephone : 01952 521000

Fax : 01952 521014

Email: enquiries@andrew-dixon.co.uk