



Industrial Premises at Unit H2, Halesfield 19 Telford, Shropshire, TF7 4QT

- Mid-terraced, single storey industrial unit in established business location
- Integral office accommodation and mezzanine floor
- Warehouse extends to 7,235 sq ft with mezzanine of circa 1,500 sq ft
- Secure rear yard and on site car parking

Unit H2

Halesfield 19, Telford

LOCATION

The property is situated on Halesfield Industrial Estate, one of Telford's most established industrial estates. Access to Halesfield is via the A442 Queensway, the town's main north to south distributor road, which provides access to the M54 motorway at Junctions 4 and 5.

The property itself forms part of Halesfield 19, a development of three blocks of industrial units built by the former Telford Development Corporation in the late 1970's, varying in size from 3,000 square feet to 9,500 square feet, with communal car parking.

DESCRIPTION

Unit H2 comprises a single storey industrial unit with integral office accommodation, occupying a mid-terraced position within a block of similar units, and having the benefit of a secure rear yard and use of 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 no blockwork walls to the front and rear, beneath a single pitch, insulated steel clad roof with a valley gutter. There is a max. eaves height clearance to the ridge of approximately 22ft and a min. eaves height clearance of 17ft. The floors are concrete and the unit has a single sectional steel up-and-over door at the rear with a clearance of approximately 4.2m.

The offices are blockwork, clad with brickwork, under a flat felt roof. There are WC facilities in the offices and in the workshop area and a steel mezzanine structure has also been added.

ACCOMMODATION

Offices	1,112 sq ft	103.31 sq m
Warehouse	6,123 sq ft	568.83 sq m
Total Area	7,235 sq ft	672.14 sq m
Mezzanine	1,500 sq ft	139.35 sq m
Total Gross Internal Area	8,735 sq ft	811.49 sq m

SERVICES

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



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PLANNING

We understand the property has planning permission for Class E(g), B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

TENURE

The property is available to let based on a new full repairing and and insuring lease on terms to be agreed.

RENT

Rent upon application.

SERVICE CHARGE

There is a service charge to cover the cost of the maintenance and upkeep of the common areas of the estate. Further details upon request from the letting agent.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000

BUSINESS RATES

According to the Valuation Office Agency website the current rateable value of the property in the 2017 rating list is £29,500 with an estimated rateable value of £31,500 from 1 April 2023.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D(76).

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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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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