



## Unit A, Halesfield 8 Telford, Shropshire, TF7 4ES

- Refurbished industrial premises extending to 29,953 sq ft (2,783 sq m)
- Garage/MOT workshop with 6 electrically operated roller shutter doors
- Ground and first floor/mezzanine office accommodation
- Separate parts store with delivery and loading facilities
- Site of 1.6 acres with extensive secure yard and car parking

# Unit A

## Halesfield 8, Telford

### LOCATION

Halesfield is one of Telford's most established industrial estates and is accessed via the A442 Queensway, the town's main north/south distributor road. The A442 connects with the M54 motorway at Junction 4, which in turn connects with the M6 at Junction 10A. The property itself enjoys a prominent roadside position on Halesfield 8, close to the centre of Halesfield.

### DESCRIPTION

The property comprises a substantial semi-detached industrial premises incorporating garage workshop and MOT centre, parts store, ground and first floor offices and WC facilities. The building is of steel portal frame construction with blockwork and insulated steel clad elevations beneath an insulated steel clad roof incorporating translucent roof lights. It has recently been extensively refurbished and modernised throughout.

The main warehouse is currently arranged in 6 MOT bays, including a HGV bay, each served by its own electrically operated roller shutter door. It also benefits from works WC facilities. To the front is a single storey section providing a parts store with delivery and loading facilities linking through to the rear warehouse, together with ground and first floor/mezzanine office accommodation.

The offices comprise an entrance lobby with full height public waiting area and ladies/gents/disabled WC facilities off, and the main reception area with stairs to the first floor/mezzanine landing, which gives access to a number of partitioned offices and kitchenette. The offices benefit from carpeted floors, fluorescent lighting, gas central heating and uPVC double glazed windows.

The buildings sits on a total site area of 1.6 acres and is surrounded on all sides by a newly laid concrete yard, having concrete section walls and secure perimeter palisade fencing with a gated entrance.

### ACCOMMODATION

#### Ground Floor:

Reception and counter	205 sq m
Parts and display area	288 sq m
Workshop	2,003 sq m
HGV bay	197 sq m

#### First Floor:

Office	90 sq m
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**Total Gross Internal Area** 2,783 sq m (29,953 sq ft)



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### SERVICES

We understand that all main services are available or connected to the property. It should be noted that we have not checked or tested these services and 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).

### TENURE

Leasehold: The property is available to lease based on a new full repairing and insuring lease on terms to be agreed. Please contact the agent for further details.

### RENT

Rent upon application - please contact the agent.

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2017 Rating List is £89,500.

### ENERGY PERFORMANCE CERTIFICATE

To be assessed.

### 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

Direct Line: 01952 521007 Mobile: 07795 275 113

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

Ref: AGS/3513



Printcode: 2015514

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