



Unit H7, Halesfield 19, Telford Shropshire, TF7 4QT

- Mid-terraced industrial unit extending to approximately 3,670 sq ft (140 sq m)
- Integral single storey offices including kitchenette and WC facilities
- Secure, shared rear yard and on site car parking
- Established business location on popular industrial estate

Unit H7

Halesfield 19, Telford

LOCATION

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

Halesfield 19 is a development of three blocks of industrial units built by the former Telford Development Corporation in the late 1970's, varying in size from 3,500 to 9,500 square feet.

Unit H7 occupies a mid-terraced position within the block and benefits from a secure rear yard, as well as use of the communal car parking areas to the front and side of the block.

DESCRIPTION

The property comprises a terraced industrial unit incorporating single storey offices to the front within a larger block of similar units.

It is of multi-bay steel portal frame construction with full height blockwork separating walls and blockwork walls to the front and rear, surmounted by a single pitch, insulated steel clad roof. Access is via a single sectional up-and-over door to the rear elevation, having a clearance of approximately 4.2m. Internally the unit has a minimum eaves height clearance of approximately 4.75m, with a concrete floor.

The offices are located to the front of the unit, being of blockwork construction, clad with brickwork beneath a flat felt roof. The offices benefit from a kitchenette and WC facilities.

Outside, there is a secure yard to the rear of the property and communal car parking is available to the the front and side of the block.

ACCOMMODATION

Gross Internal Area 3,670 sq ft 140 sq m

SERVICES

We understand that all mains 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, 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

The property is available either to purchase long leasehold, or to let on a new occupational underlease (terms to be agreed).

RENT

The quoting rent is £16,500 per annum exclusive.

PRICE

The purchase price is £185,000 for the long leasehold interest. Details of the head lease are available upon request from the agent.

SERVICE CHARGE

The head landlord operates a service charge to cover the costs of the maintenance and upkeep of the common areas of the estate. In addition, the head landlord also arranges the buildings insurance, which is to be charged to the leaseholder on an annual basis and in turn recharged to the occupational tenant. Further details available from the letting agent.

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 £17,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

Please contact the letting 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: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3519



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.

Printcode: 2019612

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