



## Unit 3 and Unit 8, Epic Park, Halesfield 7 Telford, Shropshire, TF7 4BF

- Modern warehouse units of 11,576 sq ft (1,075 sq m) and 31,446 sq ft (2,921 sq m)
- Roller shutter access and internal eaves height upto 29ft max
- Secure fenced business park with good access to the A442 dual carriageway
- M54 motorway (J4 & J5) approximately 4 miles distant

# Units at Epic Park

## Halesfield 7, Telford

### LOCATION

The units form part of the Epic Park development, which is well located on Halesfield Industrial Estate. Halesfield is one of Telford's main business locations and lies adjacent to the A442 dual carriageway, which links north and south Telford, providing convenient access to Telford Town Centre, Telford Central railway station and Junctions 4 and 5 of the M54 (all within approximately 5 miles).

Epic Park occupies a prominent position overlooking Halesfield 7 (A4169), with the main access to the site being via Halesfield 6 to the north. Other occupiers include Western Power Distribution and Infoteam.

### DESCRIPTION

Epic Park is a modern industrial development of eight adjoining warehouse units plus office accommodation on a secure, self-contained site on Halesfield 7. There are currently two industrial units available.

Unit 3 provides a substantial high bay warehouse of steel portal frame construction with part block/brick and sheet clad elevations and roller shutter access. The unit benefits from an excellent internal eaves height varying between 23ft 5ins and 28ft 10ins.

Unit 8 is a smaller industrial building of similar construction, again providing high bay accommodation with roller shutter access.

Outside, there is shared car parking on site.

### ACCOMMODATION

Unit 3	31,446 sq ft	2,921 sq m
Unit 8	11,576 sq ft	1,075 sq m

### SERVICES

We understand that mains water, drainage and electricity are connected or available to the units. It should be noted that we have not checked or tested these services and interested parties are advised to make their own enquiries.

### PLANNING

Interested parties should make their own enquiries with Telford & Wrekin Council on 01952 380000.



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### TENURE

Leasehold: The units are available to let based on new full repairing and insuring leases on terms to be agreed.

### RENT

Quoting rents are based on £4.00 per square foot per annum for a lease term over 12 months and £4.50 per square foot per annum for shorter lease terms up to 12 months.

The asking price for the freehold interest is upon application.

### SERVICE CHARGE

A service charge is levied to cover the communal costs and services. Please contact the agent for further details.

### 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 values of the units in the 2017 rating list are Unit 3 - £76,500 and Unit 8 - £36,500.

### ENERGY PERFORMANCE CERTIFICATE

The units have an Energy Rating of D(63).

### 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/3541

Joint agent: Bulleys Bradbury

Tel: 01952 292233



Printcode: 2019922

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