



Unit F, Halesfield 14, Telford Shropshire, TF7 4QR

- Detached production warehouse unit extending to 20,661 sq ft (1,920 sq m)
- Incorporating single storey office accommodation and WC facilities
- Secure enclosed yard, delivery and loading facilities
- Site area of 1.3 ac with car parking for approximately 40 vehicles

Unit F

Halesfield 14, Telford

LOCATION

Telford is located adjacent to the M54 motorway some 12 miles east of Shrewsbury. Birmingham is approximately 35 miles away and access to the M6 motorway is approximately 15 miles to the east.

Halesfield is one of Telford's main industrial parks with easy access to the A442 dual carriageway, which links north and south Telford, and Junction 4 of the M54 motorway is approximately 3 miles to the north.

Unit F forms part of the Halesfield 14 estate, which was developed in the mid 1970's by Telford Development Corporation and is now fully developed and occupied.

DESCRIPTION

The property comprises a detached clear span, multi-bay production warehouse dating from the late 1970's, although it has undergone some improvement in more recent times.

The main warehouse is conventionally shaped with roller shutters on the end elevation and a further roller shutter access to the rear. The warehouse has an eaves height of approximately 17ft and incorporates works WC facilities.

The warehouse accommodation is complemented by a single storey main office area with separate WC facilities. The offices benefit from central heating and suspended ceilings incorporating lighting units, and there is some full glazed partitioning.

Outside, there is a yard to the side facing the road and a smaller yard to the rear. There is a single road access to the unit, which is shared by the adjoining property, together with approximately 40 car parking spaces allocated to the building.

ACCOMMODATION

Production area	18,840 sq ft	1,750 sq m
Offices and WC facilities	1,821 sq ft	170 sq m
Total Area	20,661 sq ft	1,920 sq m

SERVICES

We understand all mains services are available or connected to the property, including a 3-Phase power supply. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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PLANNING

The property has most recently been utilised as a training centre and we understand it has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005). However, the landlord is applying for a change of use to Classes B1, B2 and B8.

TENURE

Leasehold: The property is available to let based on a new tenant's full repairing and insuring lease at a rent to be agreed.

RENT

Rent upon application.

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 £59,000.

ENERGY PERFORMANCE CERTIFICATE

The property is currently being assessed - please contact the agent for further 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 in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nicholas Dixon MRICS

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Ref: JND/1816



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