



## Unit A3, Halesfield 13, Telford Shropshire, TF7 4PL

- Attached single storey industrial unit extending to 6,142 sq ft (570 sq m)
- Integral single storey office accommodation and showroom area
- Secure concrete yard/car parking to the front and side
- Prominent position in established industrial location

# Unit A3

## Halesfield 13, Telford

### LOCATION

The property is situated on Halesfield industrial estate in Telford, which is conveniently located for easy access to the Halesfield and Brockton roundabouts, as well as Stirchley Interchange on the A442 Queensway dual carriageway, which links north and south Telford. Telford Town Centre, Telford Central railway station and Junctions 4 and 5 of the M54 motorway are all located within approximately 4 miles, providing access to the wider national motorway network.

The property itself forms part of a small development of attached units on Halesfield 13, arranged in a block of four on a secure, self-contained site with associated yard areas to the front and/or side of each unit. Adjoining occupiers are CBL Supplies Limited, EAC Telford Limited and Telford Fabrications Limited. Directly opposite is Telford Occupational Health Service Limited.

### DESCRIPTION

The property comprises an attached single storey industrial unit of steel portal frame construction, having a brick blockwork elevation to the front with profile steel cladding above, and a steel clad side elevation, arranged beneath a pitched profile sheet roof cover incorporating translucent roof lights.

The unit has a pedestrian entrance to the front, which leads into a showroom area with integral single storey offices and a warehouse/workshop to the rear. The warehouse has a minimum internal eaves height of approximately 5.2 metres. Roller shutter access is also afforded to the front of the unit, with a further roller shutter on the side elevation leading directly into the rear warehouse.

Outside, to the front and side of the unit is a good sized concrete yard providing car parking and external storage space. The yard is secured by steel palisade fencing with a gated access to the front.

It should be noted that there is a right of way in place across the yard to the side of the unit in favour of the occupier of the rear adjoining unit.

### ACCOMMODATION

Gross Internal Area                      6,142 sq ft                      (570 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.



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### PLANNING

We understand the property has planning permission for uses within Class B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

### TENURE

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

### RENT

The quoting rent is £35,000 per annum exclusive.

### SERVICE CHARGE

There is a modest service charge levied by the landlord of the estate. Details available upon request from the 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 £28,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(67).

### 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/3613



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