



Telford Occupational Health Centre

Halesfield 13, Telford, Shropshire, TF7 4ER

- Stand-alone office/commercial premises with GIA of 3,652 sq ft (330.91 sq m) and NIA of 3,127 sq ft (290.50 sq m) on site of 0.3 ac
- Low site coverage with substantial secure yard and private car park
- Prominent position on Halesfield 13 in established commercial location
- Suitable for a variety of commercial uses subject to planning consent

Health Centre

Halesfield 13, Telford

LOCATION

The property is situated on Halesfield Industrial Estate in Telford. The estate is conveniently located for access to the Halesfield and Brockton roundabouts respectively, and the 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 within approximately 4 miles of the property, with the latter interlinking into the national motorway network.

The property itself enjoys a prominent position on the Halesfield 13 estate road. Nearby occupiers include CBL Supplies and EAC Telford, with Telford Fabrications directly opposite the subject property.

DESCRIPTION

The property comprises a detached office premises, which has most recently been utilised as a clinic/health centre by Telford Occupational Health Service. It offers bungalow-style accommodation within a traditional brick built building with a pitched roof, having a more modern two-storey extension to the rear.

Internally, the original building is arranged to provide a series of ground floor offices/clinic rooms, complemented by male and female WC facilities. A substantial two-storey extension was added approximately 10 years ago to incorporate two training rooms with kitchen, additional office and WC facilities.

Externally, the building sits on a total site area of 0.3 acres including a large tarmacadam car park to the eastern side of the building and a secure yard/additional car parking to the rear with gated access. The yard/car parking area is suitable for a number of commercial uses.

ACCOMMODATION

Gross Internal Area	3,562 sq ft	330.91 sq m
Net Internal Area	3,125 sq ft	290.50 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.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000



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PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority. Our understanding is that the property has been utilised as a clinic/health centre and benefits from a D1 planning permission, which has now been replaced with Use Class E as per the Use Class Order England 2020.

TENURE

Freehold: The property is available to purchase freehold with vacant possession.

PRICE

The quoting price is £340,000 for the unencumbered freehold interest.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £16,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(69).

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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3652



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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.

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ANDREW DIXON
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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