

NEW INDUSTRIAL/ WAREHOUSE UNITS TO LET

2,335 – 19,758 sq ft (217–1,836 sq m)

AVAILABLE AUTUMN 2021



- Established Industrial Location
- Excellent Accessibility – junction 4 M54 only 4 miles
- High Specification

LOCATION

Halesfield is one of the main industrial parks within Telford with easy access just off the A442 dual carriageway linking north and south Telford and onto Junction 4 of the M54 approximately 4 miles to the north.

Telford is strategically located adjacent to the M54 motorway, approximately 10 miles to the east of Shrewsbury. Wolverhampton and Birmingham are approximately 16 and 35 miles to the south east respectively with easy access onto the M6 motorway, approximately 15 miles away.

Merlin Park, Halesfield 19 is well located on the Halesfield Industrial Estate approximately 4 miles to the south of Telford town centre.

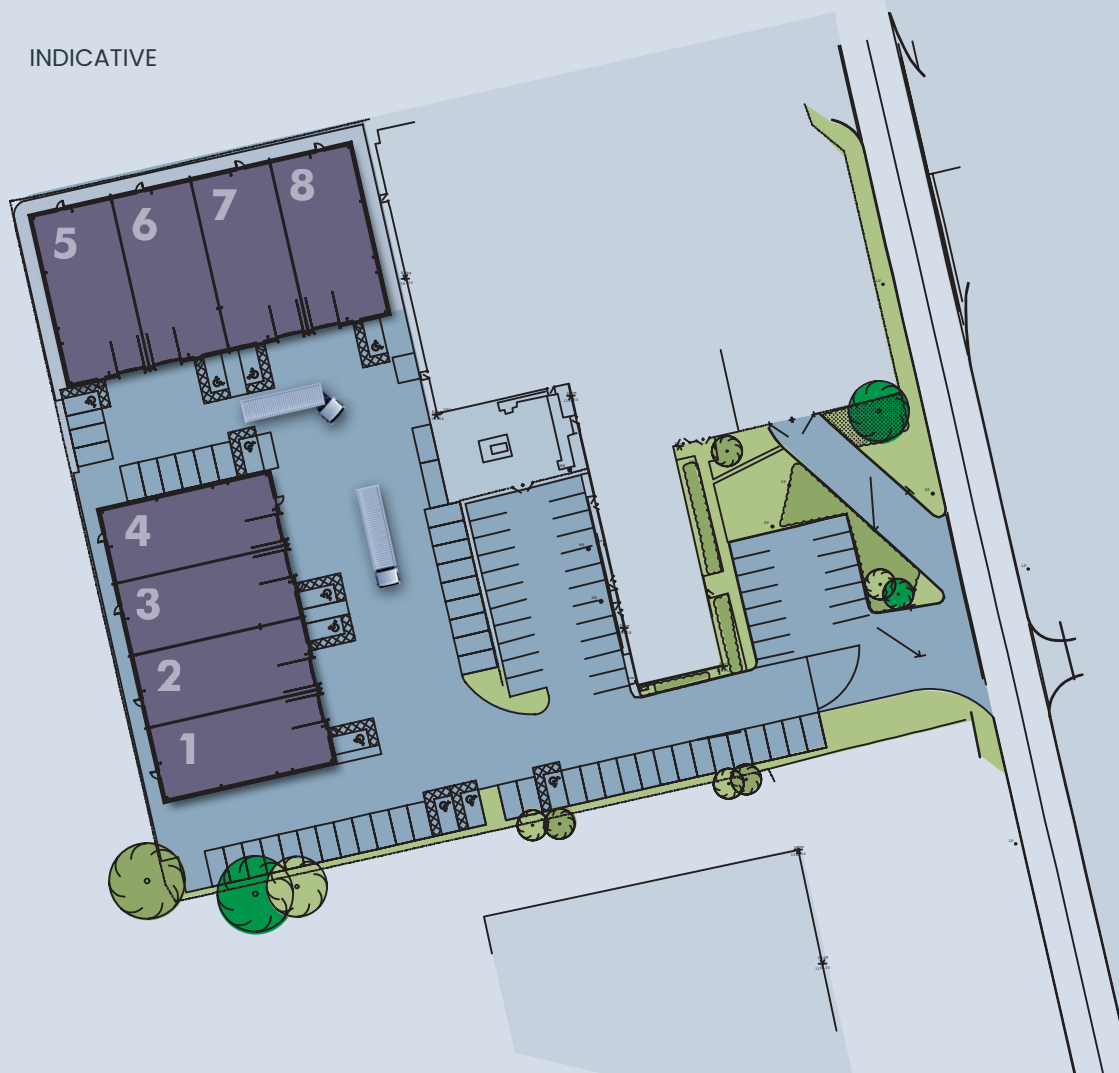
TELFORD

Telford is part of the West Midlands combined authority with Telford & Wrekin Council a progrowth Authority. Telford's central location in the country makes it an ideal location to serve a wide client base and has a workforce circa 350,000 located within 30 minutes of the town. Telford is home to around 5,000 businesses with many international companies being established in the town for over 20 years. With an expanding population and new build homes programme, Telford is recognised as having a regional and national focus for economic growth. There has been substantial investment in the area.





INDICATIVE



SPECIFICATION

Merlin Park will comprise a complex of up to 8 industrial units which can be taken individually or as a combination of units.

The units are to be built to the following specification:

- Steel portal frame construction
- Electric loading doors
- Eaves height of 6m to haunch
- 3 phase electrics
- 37.5 kn/m2 floor Loading
- Excellent car parking
- Bespoke fit out available
- On site CCTV
- Estate security gates

ACCOMMODATION

Unit	sq ft	sq m
1	2,368	220
2	2,335	217
3	2,335	217
4	2,368	220
5	2,604	242
6	2,572	239
7	2,572	239
8	2,604	242
Total	19,758	1,836

Available individually or as a combination of units.

TENURE

The units will be available to rent on terms to be agreed.

PRICING

See quoting rent schedule.

TENURE

The units are available on a full repairing basis on terms to be agreed.

VAT

All figures are quoted exclusive of VAT which may be payable at the current prevailing rate.

PLANNING

Industrial Uses covered under Class B2 under the Town & Country Planning Order. Potential for B8 uses and interested parties are advised to make their own enquiries.

SERVICE CHARGE

A service charge is payable for the general maintenance and repair of the communal areas.



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A development by:


BESPOKE

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