



Industrial Unit and Yard

Unit A3, Halesfield 11, Telford, Shropshire, TF7 4PH

- Mid-terraced industrial unit extending to 5,047 sq ft (469 sq m)
- Plus mezzanine floor/storage of 1,521 sq ft (141 sq m)
- Integral single storey offices with kitchenette and WC facilities
- Secure enclosed yard to the rear and shared allocated car parking

Unit A3

Halesfield 11, Telford

LOCATION

The property is located on Halesfield Industrial Estate, one of the three major industrial areas in Telford, Halesfield being the largest and most established. The estate enjoys good road links, being accessed via the A442 Queensway dual carriageway, Telford's main north/south distributor road, which provides access to Telford Town Centre and the M54 motorway at Junctions 4 and 5.

The property itself is situated at Halesfield 11, a development of two blocks of industrial units, which was built by the former Telford Development Corporation in the late 1970's.

Telford New Town is the main commercial/industrial centre of Shropshire. It lies on the M54 motorway approximately 15 miles from Junction 10a of the M6, with the M54/M6 link providing easy access to the nation motorway network. Telford is located approximately 15 miles from the county town of Shrewsbury, 8 miles from Wolverhampton and 3 miles from Birmingham.

DESCRIPTION

The property comprises a terraced industrial unit, which forms part of a larger block of similar units on Halesfield 11. Unit A3 occupies a mid-terrace position with the block.

Construction is based on a multi-bay steel frame, with full height blockwork separating walls and blockwork walls to the front and rear, beneath a single pitched, insulated, steel-clad roof. There is roller shutter access to the front and a single sectional steel up-and-over door to the rear with a clearance of circa 4.2m.

Internally, the unit provides an open plan warehouse with an eaves height of approximately 17ft 6ins, having a concrete floor throughout. There is also a mezzanine floor providing additional storage space.

To the front of the unit is a single storey office block of blockwork construction beneath a flat felt roof, which incorporates modern office accommodation, kitchenette and WC facilities.

Externally, there is a secure surfaced yard to the rear of the building and a communal car park to the front of the estate with allocated parking spaces.

ACCOMMODATION

Industrial unit	5,047 sq ft	469 sq m
Mezzanine floor	1,521 sq ft	141 sq m
Gross Internal Area	6,568 sq ft	610 sq m



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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.

PLANNING

We assume that the property has planning permission for its current industrial use, however interested parties are advised to make their own enquiries with the Local Planning Authority in this regard.

TENURE

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

RENT

The rent is £25,000 per annum exclusive, which includes insurance.

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 £18,000.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available shortly.

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

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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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