



## Unit 1, Pipers Coppice, Halesfield 4 Telford, Shropshire, TF7 4AP

- Detached production warehouse unit extending to 11,620 sq ft (1,079 sq m)
- Eaves clearance of circa 7.5 m
- Integral small single storey office section and WC facility
- Large secure concrete yard and car park for 10 vehicles

# Unit 1, Pipers Coppice Halesfield 4, Telford

## LOCATION

The property occupies a prominent roadside position on the eastern fringe of Halesfield, and forms part of a development of similar detached units.

Halesfield is one of Telford's most established industrial estates and is accessed via the A442 Queensway, Telford's main north/south distributor road. The A442 connects with the M54 motorway at Junction 4, which in turn connects to the M6 motorway at Junction 10A.

## DESCRIPTION

The property comprises a detached industrial warehouse unit with integral single storey office section on a secure site, which is bounded by palisade fencing and includes a substantial concreted yard.

The warehouse is of portal frame construction with a clear span eaves height of 7.5m, clad entirely with profile steel sheeting and including translucent panels at roof level. Access is via two steel roller shutter doors with a height clearance of 5.5m.

The small office section of the building is constructed with single storey blockwork and includes a WC facility.

The property is heated and illuminated and it benefits from an adjacent car park which can accommodate approximately 10 vehicles.

## ACCOMMODATION

Warehouse GIA	165ft x 70ft	11,620 sq ft	1.079 sq m
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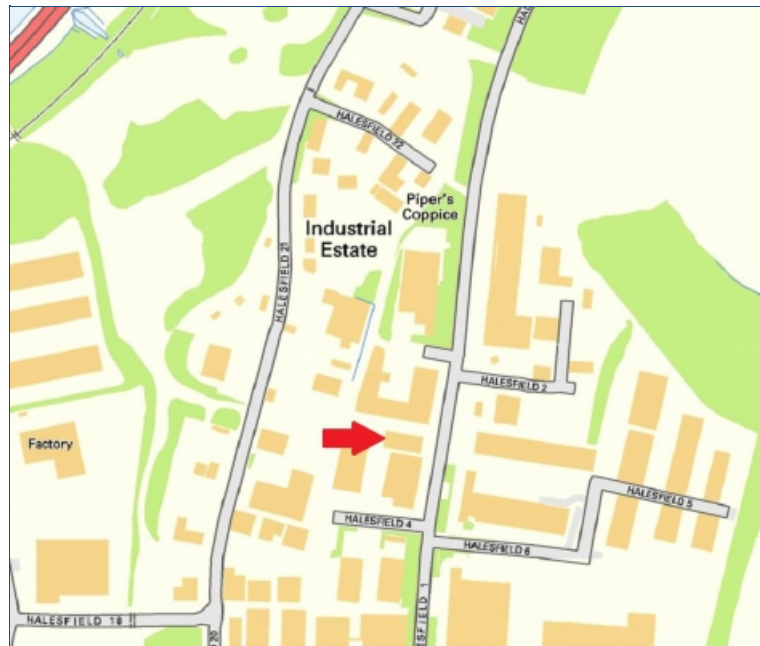
## SERVICES

We understand that all mains services are available or connected to the property, although further investigation may be required to confirm whether gas is supplied to the site.

It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

## PLANNING

We understand the property has planning permission for uses within Class E, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).



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## TENURE

Leasehold: The property is available to let based on a new lease on terms to be negotiated.

## RENT

Rent upon application.

## LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA  
Tel: 01952 380000.

## BUSINESS RATES

According to the Valuation Office Agency website, Unit 1 will need to be re-assessed under the 2023 rating list as it was de-listed in 2018 when it formed part of a larger assessment. However, the property had a rateable value of £38,250 in the 2017 rating list.

## ENERGY PERFORMANCE CERTIFICATE

The site has an energy rating of B44.

## VAT

All figures quoted are exclusive of VAT, which is 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

Direct Line: 01952 521006

Mobile: 07957 828 563

Email: [nicholas@andrew-dixon.co.uk](mailto:nicholas@andrew-dixon.co.uk)

Ref: JND/1138A



What's this?

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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