



Self-contained workshop facility attached to Unit A, Halesfield 8, Telford, Shropshire, TF7 4QN

- Substantial self-contained workshop extending to 11,500 sq ft (1,068 sq m)
- 6 electrically operated roller shutter doors to front elevation
- Secure external yard and car parking
- Established business location

Unit A

Halesfield 8, Telford

LOCATION

The property forms part of a larger industrial building known as Unit A, which occupies a prominent roadside position on Halesfield 8 towards the centre of Halesfield industrial estate.

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

The property itself is accessed directly off Halesfield 8, just off the Coppice Farm Roundabout and immediately adjoins Noah Garden Rooms. Nearby commercial occupiers include Elite Precast Concrete, White & Company Removals and Protolabs.

DESCRIPTION

The property comprises a substantial single storey workshop facility, which is surplus to the requirements of the current tenant of Unit A. It adjoins the main warehouse to the side and is self-contained.

The property is of steel portal frame construction with blockwork and insulated steel clad elevations beneath an insulated steel clad roof, having access via 6 electrically operated roller shutter doors to the front elevation.

Internally the building is largely open plan with an enclosed workshop bay to one end, having a concrete floor throughout and an eaves height of approximately 3.8 meters.

There are currently no office and WC facilities within the demise, but these could be included in the tenant fit-out as required - to be discussed with interested parties.

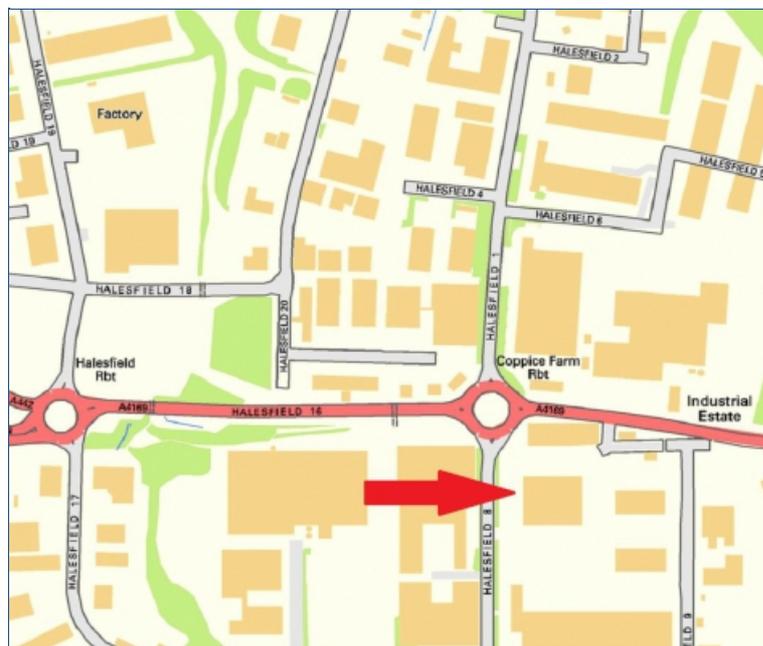
Externally, the property has the benefit of a secure demised yard/car parking area to the front with gated access, having a right of way in place in favour of the occupier of Unit A.

ACCOMMODATION

Workshop Gross Internal Area	11,500 sq ft	1,068 sq m
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SERVICES

We understand that mains electricity and water 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

The property currently has planning permission for uses within Class B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

Leasehold: The property is available on a new sublease on terms to be agreed.

RENT

The asking rent is £80,000 per annum exclusive.

LOCAL AUTHORITY

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

BUSINESS RATES

The property currently forms part of a larger assessment for Unit A and will need to be re-assessed separately for business rates.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-60.

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

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Ref: AGS/4148



Printcode: 2025919

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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