



## Refurbished Modern Warehouse Facility

### Unit T, Halesfield 9, Telford, Shropshire, TF7 4QW

- Detached industrial warehouse facility extending to 25,013 sq ft (2,324 sq m)
- Including well-presented two-storey office accommodation
- Warehouse has internal eaves height of approximately 6.5 m
- Dedicated car park to the front of the unit
- Self-contained site with potential for secure yard space
- Established industrial location approx. 4 miles from J4 of the M54 motorway

# Unit T

## Halesfield 9, Telford

### LOCATION

The property is well located on Halesfield industrial estate, approximately 4 miles to the south of Telford town centre.

Halesfield is one of the main industrial parks within Telford, situated just off the A442 dual carriageway, Telford's main north/south distributor road, affording easy access to junction 4 of the M54 motorway approximately 4 miles to the north.

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

### DESCRIPTION

The property comprises a detached industrial unit, which was fully refurbished in 2019 and provides modern warehouse space with integral two-storey office accommodation.

The warehouse area has an internal eaves height of approximately 6.5 metres and benefits from a concrete floor with LED lighting throughout and two electronically operated loading doors.

Additionally, the property benefits from two internal cranes.

The office block is positioned to the front of the unit and benefits from suspended ceilings, carpeted floors and air conditioning.

Externally, the unit sits on a self-contained site with gated access including a dedicated car park to the front, with potential to create a further secure yard area to the side and rear.

### ACCOMMODATION

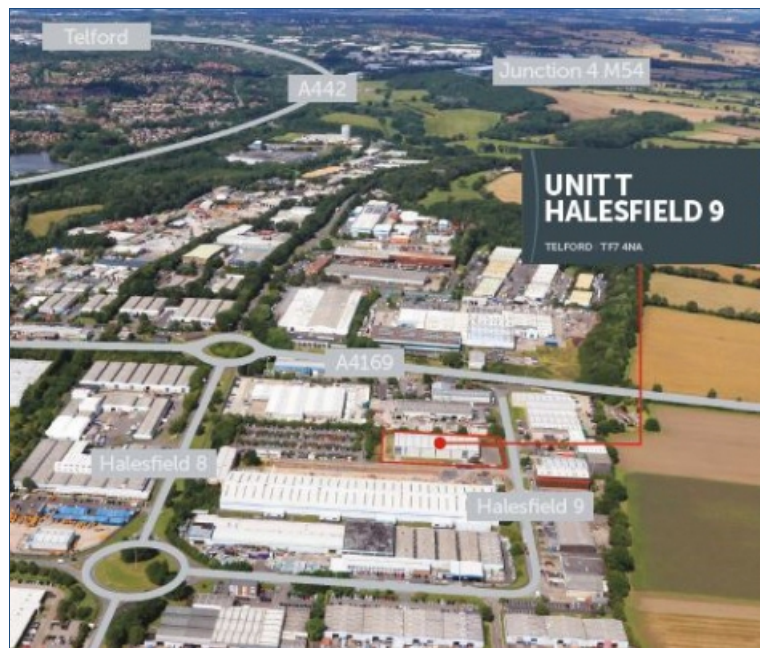
Gross Internal Area	25,013 sq ft	2,325 sq m
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### SERVICES

We understand that all mains services are available or connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

### PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.



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### TENURE

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

### PRICE

We are instructed to seek offers in the region of £2.5 million for the freehold interest.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £94,000.

### ENERGY PERFORMANCE CERTIFICATE

The property is currently being reassessed for an EPC - details 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 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](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/4150



Printcode: 2025929

### 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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