

MODERN INDUSTRIAL PREMISES



**Unit 1&2, Merlin Park, Halesfield 19**  
**Telford, Shropshire, TF7 4QT**

- Modern industrial/warehouse premises built to a high-specification
- Extending in total to approximately 4,703 sq ft (437 sq m)
- Well presented internal offices with kitchen and WC facilities
- On site car parking and estate security including CCTV and gated access

# Unit 1&2

## Merlin Park, Telford

### LOCATION

Halesfield is one of the main industrial parks within Telford, having easy access just off the A442 dual carriageway linking north and south Telford, and onto Junction 4 of the M54 motorway approximately 4 miles to the north. It is also approximately 4 miles south of Telford town centre and Telford Central railway station.

Telford is strategically located adjacent to the M54 motorway approximately 10 miles to the east 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 away.

Merlin Park is well located on Halesfield 19, which lies just off one of the main estate roundabouts at the junction of Kemberton Road and Halesfield 16.

### DESCRIPTION

The property forms part of the Merlin Park development, which provides a modern industrial complex of approximately 8 units on a secure estate, complete with on site car parking and service areas.

Unit 1&2 has been built to a high specification, being of steel portal frame construction with electric loading doors. The unit has been fitted out internally to provide modern workshop space with an eaves height of approximately 6m to the haunch, together with well presented internal ground floor offices, kitchen and WC facilities.

Merlin Park is a secure, self-contained site with the benefit of estate security and gated access. It also provides external loading facilities and allocated car parking areas.

### ACCOMMODATION

Total Area 4,703 sq ft 437 sq m

### PLANNING

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

### TENURE

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

### SERVICE CHARGE

A service charge is payable for the general maintenance and repair of the communal areas. Further details upon request from the agent.



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### PRICE / RENT

Quoting rent £38,000 pax

### 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.

### 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 upcoming 2026 Rating List is £30,000

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C 69.

### 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.

### ANTI MONEY LAUNDERING

A successful purchaser/tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

### VIEWING

Strictly by prior appointment with the Agent's Telford office: Alex Smith

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3451



Printcode: 2026325

### 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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