



## Unit B, Harcourt Business Park, Halesfield 17, Telford, Shropshire, TF7 4PW

- Modern detached industrial warehouse accommodation with a good size yard
- Integral two-storey office accommodation built to a good specification extending to 13,979 sq ft (1,298.6 sqm)
- Secure yard and onsite car parking
- Direct access to the A442 and easy connection to the M54 motorway

# Unit B, Harcourt Business Park Halesfield 17, Telford

## LOCATION

telford is located adjacent to the M54 motorway some 12 miles east of the county town of Shrewsbury. Birmingham is approximately 15 miles to the east.

Halesfield is one of Telford's main industrial parks and enjoys easy access to the A442 dual carriageway, which links to north and south telford, as well as junction 4 of the M54 motorway approximately 5 miles to the north.

## DESCRIPTION

The property comprises a modern industrial production warehouse facility with integral two-storey office accommodation, a generous car park to the front, and a yard area to the side.

The property includes two-storey office premises, along with WC and kitchen facilities. The office features carpeted floors throughout, suspended ceilings, and LED lighting.

To the rear, the property benefits from an open-plan warehouse with a minimum eaves height of 6 metres, a concrete floor, LED lighting, and two up-and-over roller doors providing access to the external yard area.

Externally, there is a brick-paved car park to the front and a substantial gated and secured yard to the side.

## ACCOMMODATION

Area Description	Sq Ft	Sq M
Warehouse	9,736	904.5
Two-Storey Offices	4,243	394
<b>Gross Internal Area</b>	<b>13,979</b>	<b>1,298.5</b>

## PLANNING

The property currently has planning permission for Class B2 and B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should make their own enquiries.

## TENURE

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



## RENT

The property is available on a new lease based on £100,000 per annum.

## 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 £75,000.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D 100.

## 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/4191



Printcode: 2026428

## 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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