



HAYBROOK INDUSTRIAL ESTATE

TO LET

**WAREHOUSE / INDUSTRIAL UNITS
4,276 - 4,290 SQ FT (397 - 398 SQ M)**

HALESFIELD 9, HALESFIELD, TELFORD • TF7 4QW



**UNDERGOING
REFURBISHMENT
(AVAILABLE Q1 2026)**

LOCATION

Haybrook Industrial estate is located at Halesfield 9, an established industrial area in Telford. Junction 4 on the M54 is approximately 5 miles from the estate approached via the A442 dual carriageway providing convenient access throughout the Town. Telford Centre is within approximately 5 miles and is currently undergoing substantial investment as part of the Southwater Programme.



ACCOMMODATION

The property provides the following approximate gross internal floor areas:

| UNIT | SQ FT | SQ M |
|------|-------|------|
| B3 | 4,289 | 398 |
| B4 | 4,290 | 398 |
| B6 | 4,276 | 397 |

DESCRIPTION

Three similarly sized units to be refurbished, with allocated car parking.

SPECIFICATION

- Single storey offices/ancillary
- Allocated car parking
- Service / loading area to the rear
- Well located on the Halesfield Estate
- 4 miles from the Telford Town Centre and Junction 4 M54



BUSINESS RATES

Available on request.

SERVICE CHARGE

Available on request.

EPC

To be reassessed post refurbishment (targeting B Rating).

VIEWINGS

For further information or to arrange a viewing, please contact:

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& COMPANY**

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**BULLEYS
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