



## Haybrook Industrial Estate, Halesfield 9 Telford, Shropshire, TF7 4QW

- Four individual units now available ranging from 3,492 sq ft to 4,290 sq ft
- Terraced units with single storey offices/ancillary
- Service/loading area to the rear and allocated car parking to the front
- Located 5 miles from Junction 4 of the M54 motorway

# Haybrook Ind Estate

## Halesfield 9, Telford

### LOCATION

Haybrook Industrial Estate is located in an established industrial area on Halesfield 9. Halesfield is one of the three principal industrial areas within Telford New Town and lies approximately 3 miles south of Telford Town Centre, accessible via the A442 dual carriageway at the Stirchley Interchange link. The estate benefits from good transport links, with Junction 4 of the M54 motorway approximately 5 miles distant providing convenient access throughout the town.

Situated approximately 32 miles northwest of Birmingham city centre and 15 miles east of the county town of Shrewsbury, Telford is a recognised regional and national focus for both economic and housing growth. Telford Town Centre is currently undergoing substantial investment as part of the 'Southwater' programme.

### DESCRIPTION

Haybrook Industrial Estate comprises 29 industrial/warehouse units arranged in four terraces. The units are of steel portal frame construction with brick/block elevations and profiled steel cladding above. The available units benefit from a single storey office and ancillary accommodation to the front.

Outside, allocated car parking is available to the front of each unit with loading and yard areas to the rear.

### AVAILABLE ACCOMMODATION

There are four individual units now available:

Unit B3	4,289 sq ft	398 sq m
Unit B4	4,290 sq ft	399 sq m
Unit B6	4,276 sq ft	397 sq m
Unit C4	3,492 sq ft	324 sq m

### SERVICES (NOT CHECKED OR TESTED)

We understand that mains water, drainage, electricity and gas are available or connected to the property.

### PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority - Tel: 01952 380 380.



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### TENURE

The units are available to rent by way of new FRI leases on terms to be agreed.

### RENTS AND BUSINESS RATES

The rent and business rates are as detailed below:

Unit No	Rent pa excl.	Rateable Value (2023)
Unit B3	£32,167.50	£18,250
Unit B4	£32,175.00	£18,000
Unit B6	£32,070.00	£18,000
Unit C4	£26,190.00	£15,000

### SERVICE CHARGE

A service charge is levied by the landlord to cover communal costs and services. Further details are available upon request.

### ENERGY PERFORMANCE CERTIFICATE

Unit B3 - C ( 71)  
Unit B4 - C ( 68)  
Unit B6 - E(111)  
Unit C4 - D ( 94)

### 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.

### 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/2906**

Joint Agent - Bulleys Bradbury



Printcode: 2017516

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