



# HAYBROOK INDUSTRIAL ESTATE

**TO LET**  
**WAREHOUSE / INDUSTRIAL UNITS**  
**4,276 - 4,290 SQ FT (397 - 398 SQ M)**  
**LAST REMAINING UNIT - B6**

HALESFIELD 9, HALESFIELD, Telford • TF7 4QW



## 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.



\*CGI INDICATIVE IMAGE OF REFURBISHMENT

## 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



\*CGI INDICATIVE IMAGE OF REFURBISHMENT

## DESCRIPTION

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

## SPECIFICATION

- 4 miles from Telford Town Centre and Junction 4 M54
- To be comprehensively refurbished targeting EPC B
- New profiled steel roof
- LED lighting throughout
- New roller shutter door
- Refurbished office and ancillary accommodation
- Good yard and parking

## BUSINESS RATES

Rateable Value £24,250 (from April 2026).

## VIEWINGS

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

## SERVICE CHARGE

Available on request.

## EPC

To be reassessed post refurbishment (targeting B Rating).

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