



Industrial Units E6 & E7, Halesfield 23 Telford, Shropshire TF7 4NY

- Terraced single storey industrial premises extending to 8,400 sq ft (780 sq m)
- Providing production warehouse with integral offices and roller shutter access
- Landlord may consider splitting the premises (to provide 2 x 4,200 sq ft units)
- Rear service yard and on site car parking

Units E6 & E7

Halesfield 23, Telford

LOCATION

Halesfield Industrial Estate is located approximately two and a half miles south of Telford town centre and is accessible via the A442 Queensway - Telford's main north to south distributor road - at the Stirchley Interchange link.

Halesfield is one of the three principal industrial areas within Telford and is the most established, having been developed by the former Telford Development Agency in the mid 1970's. The estate benefits from good transport links, with Junction 4 of the M54 motorway lying approximately two miles to the north.

DESCRIPTION

Block E comprises a range of traditional terraced industrial units with adjoining single storey office accommodation, benefitting from a service yard to the rear and communal car parking to the front.

The units are of steel portal frame construction with brick and blockwork elevations surmounted by a profile steel clad roof. The offices have brick and blockwork external walls with flat roofs.

The accommodation typically consists of production warehouse space with an open plan office to the front, entrance hall and WC facilities. Each unit has a minimum eaves height of approximately 18ft with roller shutter door access to the rear, leading to the service yard.

The available units, Units E6 & E7, are currently occupied as a single demise but the landlord may consider splitting the accommodation to provide two separate units of 4,200 square feet (390 square metres) each.

ACCOMMODATION

Unit E6	4,200 sq ft	390 sq m
Unit E7	4,200 sq ft	390 sq m
Total	8,400 sq ft	780 sq m

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not tested these services and interested parties are advised to make their own enquiries.



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PLANNING

We understand the property has planning permission for uses within Class E, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

Leasehold: The property is available to let as a whole on a new FRI lease on terms to be agreed.

Alternatively, the landlord may consider splitting the units to suit requirements.

RENT

Rent upon application.

SERVICE CHARGE

We understand a service charge is levied by the landlord to cover a fair proportion of the costs for the maintenance, cleaning and lighting of the common areas. Further details upon request.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000

BUSINESS RATES

According to the Valuation Office Agency website, Units E6 & E7 are currently covered under a single assessment in the 2023 rating list with a rateable value of £30,000. If split, the units would need to be re-assessed separately.

ENERGY PERFORMANCE CERTIFICATE

Unit E6 has an energy rating of (D)94 and Unit E7 has an energy rating of (D)82.

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

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Ref: AGS/0556



Printcode: 2024814

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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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