

# HALESFIELD 5

TELFORD | TF7 4QJ

Industrial/Warehouse Units

To Let Fully Refurbished

1,500 sq ft - 20,000 sq ft  
(139 - 1,858 sq m)



Established industrial location



Junction 4 M54 - 4 miles



Rear service yards and onsite parking

# Fully refurbished industrial/warehouse units in a popular industrial location

## Location

Halesfield is one of the main industrial parks within Telford with easy access just off the A442 dual carriageway linking north and south Telford and onto Junction 4 of the M54 approximately 4 miles to the north.

Telford is strategically located adjacent to the M54 motorway, approximately 10 miles to the east of Shrewsbury. Wolverhampton and Birmingham are approximately 16 and 35 miles to the south east respectively with easy access onto the M6 motorway, approximately 15 miles away.

Halesfield 5 is well located on the Halesfield Industrial Estate approximately 4 miles to the south of Telford town centre.

## Description

Halesfield 5 comprises a range of terraced industrial/warehouse units incorporating offices and service yards.

- Steel portal frame construction
- Brick and blockwork elevations
- Electric roller shutter entrance doors
- LED lighting to warehouse
- Internal eaves heights (to underside of stanchions) 4.17m  
Max eaves height 6.2m
- Refurbished offices with LED lighting
- Service yards to the rear
- Communal parking directly to the front





## Availability

See attached schedule for current availability.

## Rent

Rent upon application.

## Lease

The units are available by way of a new full repairing and insuring lease on a term to be agreed.

## Services

We understand that all mains services are provided. Services to each specific unit requires verification.

## Planning

Interested parties are advised to make their own enquiries with Telford & Wrekin Council on 01952 380000.

## Rates

See attached schedule.

## Service Charge

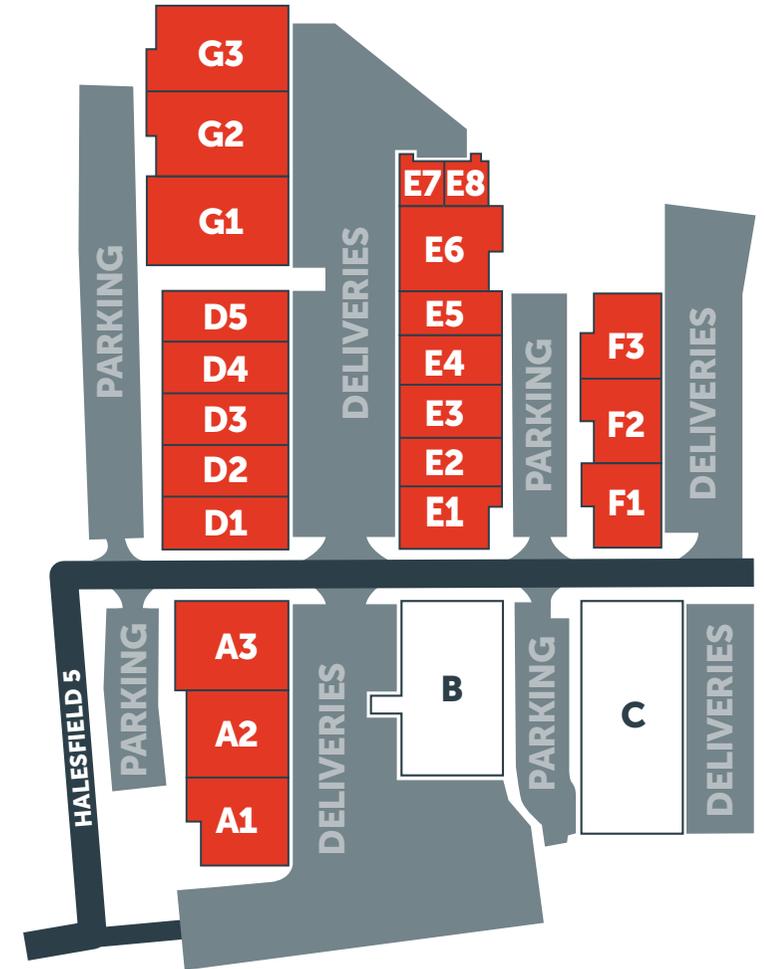
A service charge is levied to cover communal costs and services. Contact the agents for full details.

## EPC

See attached schedule for EPC ratings.

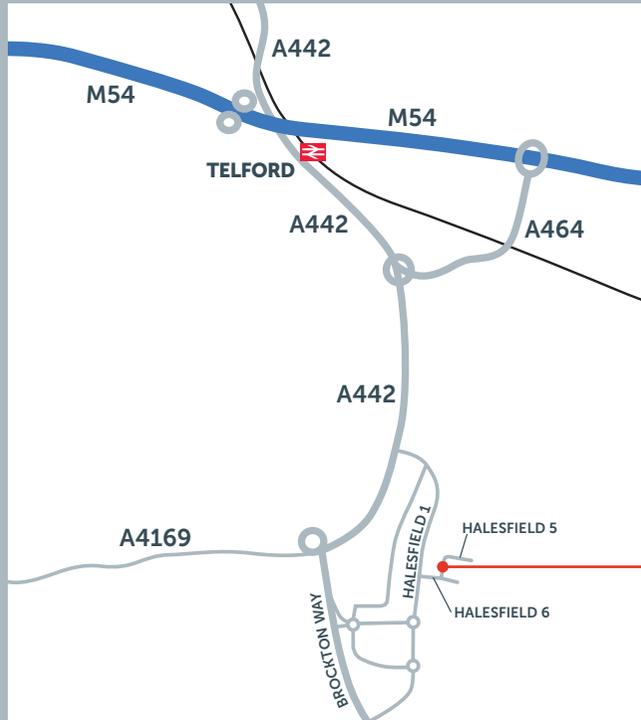
## VAT

All figures are quoted exclusive of VAT which may be payable at the current prevailing rate.



Only 4 miles  
from  
Junction 4,  
M54

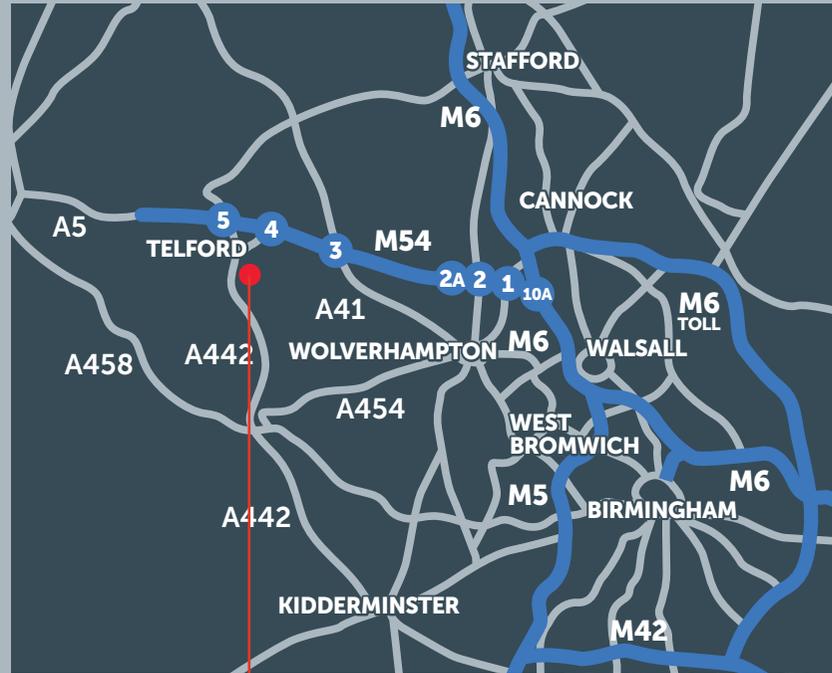
Sat Nav: TF7 4QJ



On behalf of:



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TEL福德 TF7 4QJ



## Workforce/Opportunity

Telford is part of the West Midlands combined authority with Telford & Wrekin Council a pro-growth Authority. Telford's central location in the country makes it an ideal location to serve a wide client base and has a workforce circa 350,000 located within 30 minutes of the town. Telford is home to around 5,000 businesses with many international companies being established in the town for over 20 years. With an expanding population and new build homes programme, Telford is recognised as having a regional and national focus for economic growth. There has been substantial investment in the area with the £250million Telford Town Centre redevelopment which is ongoing, a new £83million MOD fulfilment centre and the £1billion Jaguar Land Rover Engine Manufacturing Centre at J2M54 to provide a 2 million sq ft facility.

## Viewing

For an appointment to view or for further information contact the joint agents:



**01952 521000**  
[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

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(139 - 1,858 sq m)

Unit	Sqft	Sq m	Quoting Rent pax
E2	3,533	328.3	UNDER OFFER
E4	3,533	328.3	UNDER OFFER
A3	8,026	745	£52,169

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**ANDREW DIXON  
& COMPANY**

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