

# UNIT T HALESFIELD 9

TELFORD | TF7 4NA

Industrial/Warehouse Unit

To Let (May sell)

Fully Refurbished

25,013 sq ft  
(2,324 sq m)



Established industrial location



Junction 4 M54 - 4 miles



Potential secure yard area



# Fully refurbished industrial/warehouse unit 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.

Unit T Halesfield 9 is well located on the Halesfield Industrial Estate approximately 4 miles to the south of Telford town centre.

## Description

Unit T Halesfield 9, a detached industrial/warehouse unit extending to approximately 25,013 sq ft (2,324 sq m) gross internal area, has been fully refurbished to the following specification:

- Detached industrial/warehouse unit
- Two storey refurbished offices to the front
- Internal eaves height (to underside of stanchions) 6.5m. Max eaves height 9.40m
- 2x new electrically operated loading doors
- 3x certified cranes, SWL 3.2 and 5 tonnes. (Can be removed)
- All new services
- LED lighting to warehouse and offices
- Potential secure yard area





## Rent

Rent upon application.

## Lease

The unit is 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.

## Planning

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

## Rates

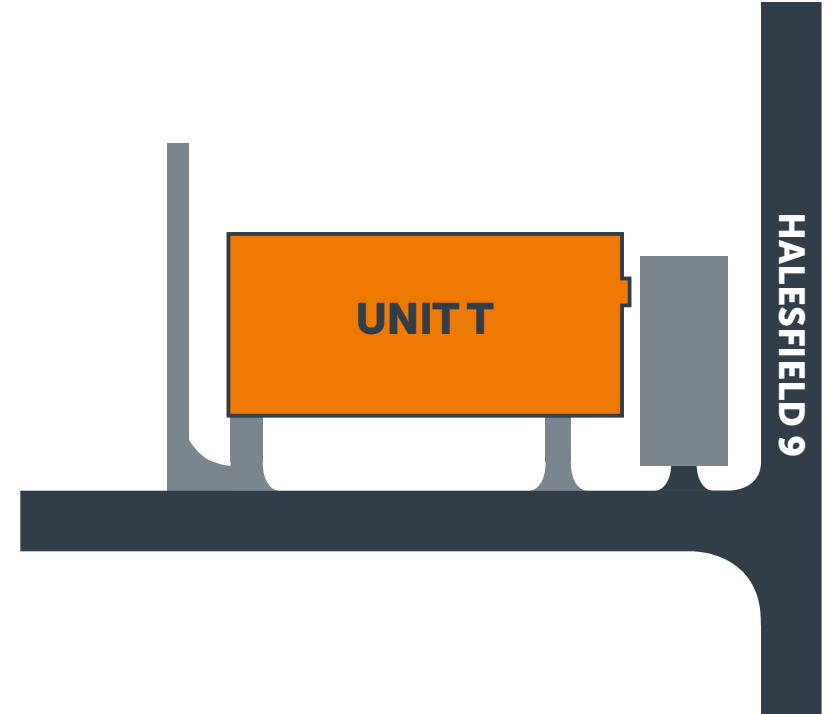
Rateable Value: £67,000.

## EPC

EPC rating of D78.

## 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 4NA



On behalf of:

**PALOMA**  
CAPITAL

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**UNIT  
HALESFIELD 9**

TEL福德 TF7 4NA



## 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:

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& COMPANY**

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