

# HALESFIELD 18

TELFORD | TF7 4JS

## To Let

SECURE OPEN STORAGE SITE WITH CONSENT FOR  
UP TO 189 STORAGE CONTAINERS

1.2 acres net (0.49 hectares)



Stoned surface, enclosed  
by palisade fencing with  
gated access



Established industrial  
location on Halesfield  
Industrial Estate



Suitable for  
general storage uses

## Description

The site comprises 1.2 acres (net) of commercial land, which is being developed by the landowner to provide a secure surfaced yard.

The site, which is level and regular shaped, will be stoned and bounded by palisade fencing with an independent access via an entrance gate directly off the Halesfield 18 estate road.

There are no buildings on site.

## Services

The site will benefit from an electrical supply.

## Tenure

Leasehold. The site is available to let based on a new lease on terms to be agreed.

## Planning

The site has planning consent for up to 189 storage containers but is suitable for general storage uses.

## Rent

Please contact the letting agents for details.

## Local Authority

Telford & Wreken Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire  
Tel: 01952 380000.

## Business Rates

The site is yet to be assessed for business rates.

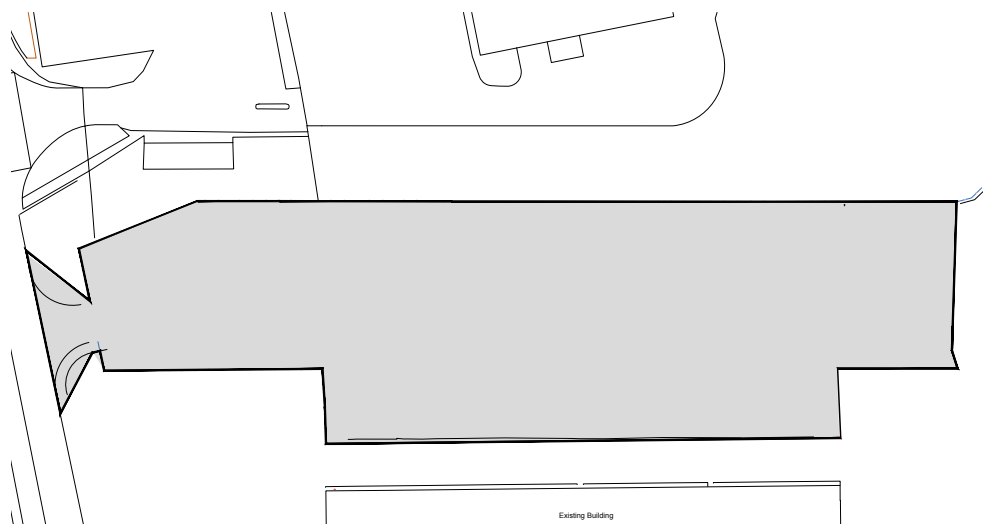
## VAT

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

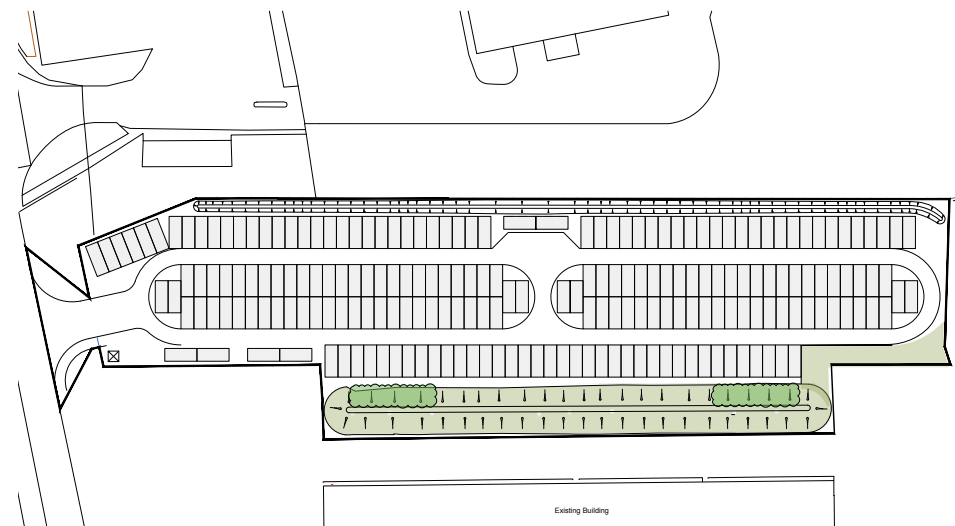
## Legal Costs

Each party to be responsible for their own legal costs in connection with this matter.

### Secure Hardstanding Site



### Secure 189 Container Storage Facility



Local Occupiers:



## Location

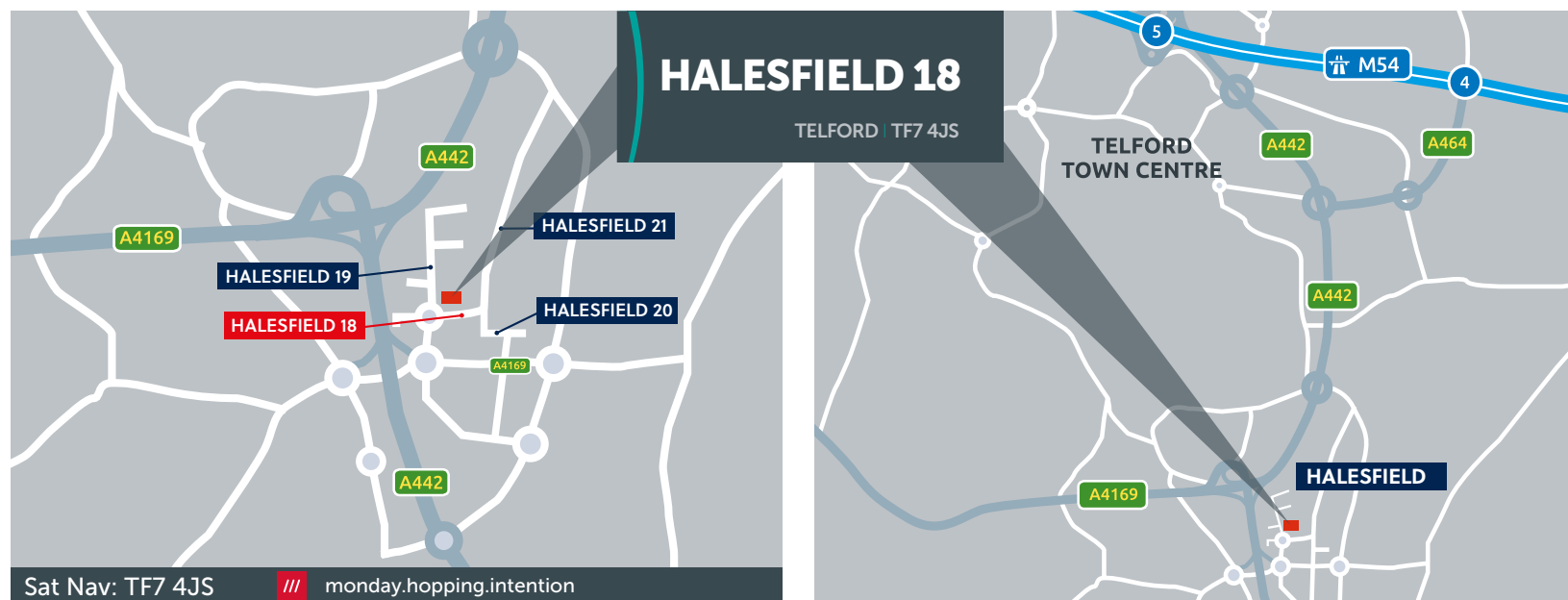
The site is situated on Halesfield Industrial Estate, one of the three major industrial estates in Telford, Halesfield being the largest and most established. Halesfield 18 links to the A442 dual carriageway via the A4169 approximately 800 yards to the east, meeting with Telford Town Centre and Junction 4 of the M54 motorway two miles to the north.

The site itself is situated at the junction of Halesfield 18 and Halesfield 19 on the western fringe of Halesfield.

The yard enjoys a prominent position on the Halesfield estate road in close

proximity to Cuckoo Oak roundabout and immediately adjoins the WZ Packaging site to the east.

Telford is a new town, being the main commercial and industrial centre of Shropshire. It lies on the M54 motorway approximately 15 miles from Junction 10a of the M6 motorway. The M54/M6 links provides easy access to the national motorway network. Telford is located approximately 15 miles from the county town of Shrewsbury, 8 miles from Wolverhampton and 35 miles from Birmingham.



## Viewing

For further information or to arrange a site inspection, contact:

On behalf of

**PALOMA**  
CAPITAL

Richard Bradbury  
richard.bradbury@bulleysbradbury.co.uk  
07956 847446



Alex Smith  
alex@andrew-dixon.co.uk  
07795 275113



**01952 521000**