

INDUSTRIAL PREMISES



Industrial Premises at Unit A, Halesfield 20 **Telford, Shropshire, TF7 4QU**

- Detached double bay production warehouse of 19,773 sq ft (1,837 sq m)
- Including integral single storey office block of 2,517 sq ft (234 sq m)
- Total site area of approximately 0.96 ac (0.389 ha)
- Secure yard to the rear and car parking for 15 vehicles to the side

Unit A

Halesfield 20, Telford

LOCATION

Telford is strategically located adjacent to the M54 motorway, approximately 13 miles to the east of the county town of Shrewsbury and 30 miles northwest of Birmingham. The town benefits from excellent transport links, being situated at Junction 5 of the M54, which links to Junction 10a of the M6.

The property itself is situated on Halesfield 20. Halesfield is one of Telford's more established industrial areas, accessed via the A442 Queensway - the town's main north to south distributor road - which in turn connects with the M54/M6 motorway link at Telford Town Centre. Junction 4 of the M54 is approximately 3 miles to the north.

DESCRIPTION

The property comprises a detached production warehouse facility, which is arranged in two bays with integral single storey office block to the front, together with on site car parking and a secure compound to the rear.

The unit is of steel frame construction with a solid concrete floor beneath a steel trussed monitor roof incorporating Georgian wire intermittent roof lights. It is accessed via two electronically operated ground level access doors. Internally, the warehouse has a clear internal height of approximately 15ft (4.61m), fluorescent strip lighting throughout and a 3-phase power supply.

The single storey office block is positioned to the front of the unit and provides a number of offices, works and office WC facilities and a staff canteen. The offices benefit from suspended ceilings and surface mounted fluorescent strip lighting throughout.

Externally, there is a tarmac surfaced yard to rear of the unit, which is secured by a timber fence, together with 15 marked car parking spaces to the side of the unit.

ACCOMMODATION

Warehouse	17,256 sq ft	1,603 sq m
Offices	2,517 sq ft	234 sq m
Gross Internal Area	19,773 sq ft	1,837 sq m
Site Area		0.96 ac

SERVICES

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



Misrepresentation Act 1967: Andrew Dixon & Company, for themselves and for the vendors or the landlords of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchasers or tenants and do not constitute any part of an offer or contract. ii) All descriptions, dimensions and references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility, and intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Andrew Dixon & Company has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) The reference to any plant, machinery, equipment, fixtures and fittings, or services at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.



PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

The property is available to purchase freehold with vacant possession. Alternatively, the vendor may consider granting a full repairing and insuring lease on terms to be agreed.

RENT

The quoting rent is based on £4.25 per square foot exclusive. Alternatively, the landlord may consider a freehold disposal at £1.15 million.

LOCAL AUTHORITY

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

BUSINESS RATES

Interested parties should make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an energy rating of (E)117.

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

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/2015



Printcode: 2015915

What's this?

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.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk