



## Commercial Yard at Dynamic Court Halesfield 24, Telford, Shropshire, TF7 4NZ

- Prominent commercial yard extending to approximately 0.2 ac (0.08 ha)
- To be fully surfaced and secured with an independent access from the estate road
- Water and electricity is connected to the site
- Portacabin offices available by separate negotiation, if required

# Dynamic Court Yard

## Halesfield 24, Telford

### LOCATION

The property occupies a highly prominent roadside position on the eastern fringe of Halesfield, close to one of the main junctions of the estate just off Stirchley Roundabout and the A442 dual carriageway.

Halesfield is one of Telford's most established industrial estates, accessed via the A442 Queensway - the town's main north to south distributor road - which in turn connects with the M5/M6 motorway link at Telford Town Centre. Junction 4 of the M54 is approximately 3 miles to the north.

### DESCRIPTION

The property comprises a regular shaped commercial yard, which originally formed part of the Wrekin Pneumatics site at Dynamic Court, but is now surplus to requirements.

The yard is totally self-contained and will be secured around the perimeter by chain-link fencing with a private gated access. It will benefit from a separate vehicular access directly off the estate road.

The site will be fully surfaced with concrete and connected to landlord's water and electricity supply (to be metered separately).

A portacabin office can also be provided on site if required. This is available by separate negotiation.

### ACCOMMODATION

Total Site Area                      0.2 acres                      (0.08 hectares)

### SERVICES

We understand that mains water and electricity are connected to the yard via the landlord's main supply from the adjoining site. An apportionment for the yard will be recharged to the tenant or the supply will be separately metered. It should be noted that we have not checked or tested the services and interested parties should make their own enquiries in this regard.

### PLANNING

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



### TENURE

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

### RENT

Rent upon application from the letting agent.

### LOCAL AUTHORITY

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

### BUSINESS RATES

The yard will be separately assessed for business rates.

### ENERGY PERFORMANCE CERTIFICATE

An EPC is not applicable as there are no permanent buildings on site.

### 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.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: [nathan@andrew-dixon.co.uk](mailto:nathan@andrew-dixon.co.uk)

Ref: BNF/3619



Printcode: 2020821

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