



Offices at Haldane House, Halesfield 2 Telford, Shropshire, TF7 4QH

- Office Suites available from 1,000 sq ft (93 sq m) to 6,932 sq ft (644 sq m)
- Ground and first floor accommodation with shared WC and kitchen facilities
- Generous on-site car parking allocation and pleasant outlook
- Can be taken as a whole or as individual office suites

Haldane House

Halesfield 2, Telford

LOCATION

The property occupies a prominent roadside position on the northern fringe of Halesfield Industrial Estate, being only a short distance away from the Stirchley Roundabout and the A442 dual carriageway. The immediate area is almost fully developed for industrial and commercial purposes with nearby occupiers including Precision Colour Printing and the NHS. There is some undeveloped agricultural land to the east of the property with main road frontage onto the Halesfield 1 distributor road.

Halesfield is one of Telford's most established industrial estates, being accessed via the A442 Queensway, the town's main north/south distributor road. The A442 connects with the M54 motorway at Junction 4, which in turn connects to the M6 at Junction 10A.

DESCRIPTION

The property comprises a detached, two-storey office building providing self-contained offices over ground and first floor levels, which have recently been refurbished internally.

The building is of steel frame construction with profile sheet cladding to all elevations and the roof, having aluminium double glazed windows throughout.

Internally, the property has solid, carpeted ground and first floors, being accessed from a pedestrian door at ground floor level, which opens into a communal reception area with stairs to the first floor. The offices are arranged around a central core with WC facilities on both floors and a communal kitchen. The accommodation is currently partitioned to provide a number of individual office suites and stores, which can be taken as a whole or separately.

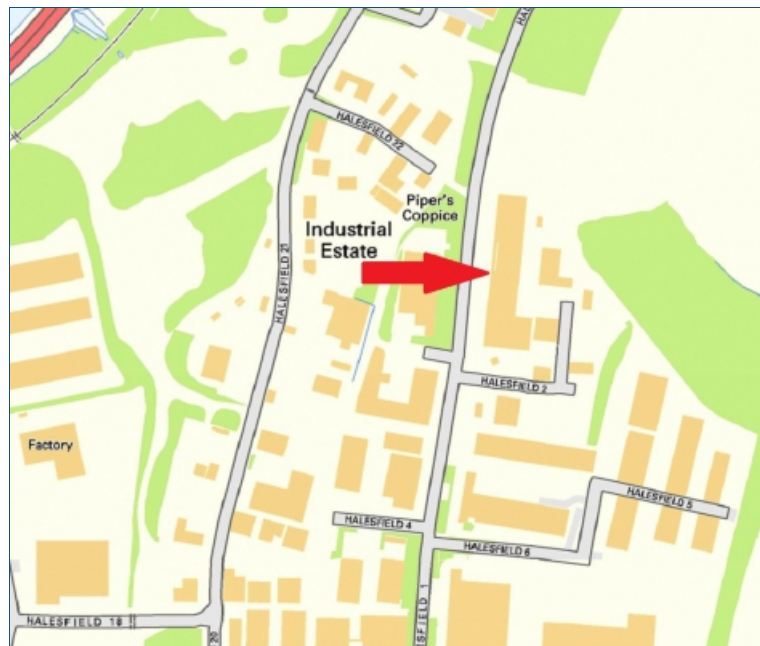
The offices benefit from suspended ceilings with inset fluorescent lighting, part air conditioning and a gas fired central heating system feeding wall mounted radiators throughout the building. There is also secondary lighting and perimeter trunking.

Outside, there is a tarmacadam car park to the front with circa 30-35 car parking spaces.

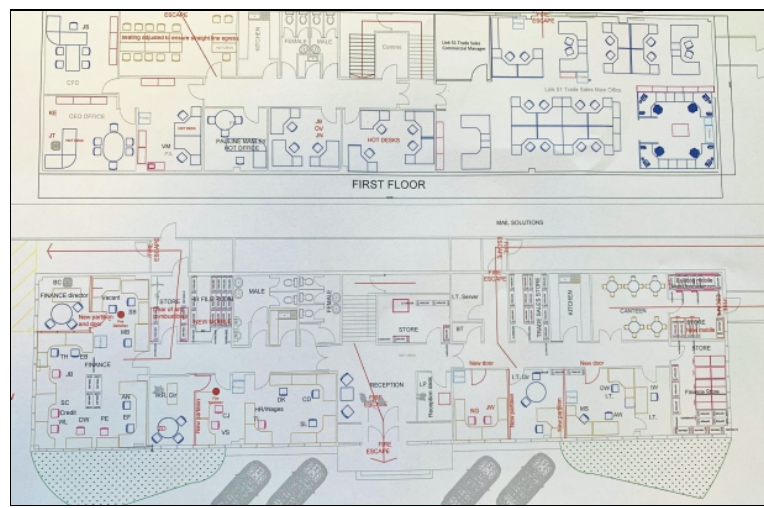
ACCOMMODATION

Ground floor NIA	3,207 sq ft	298 sq m
First floor NIA	3,725 sq ft	346 sq m
Total Area	6,932 sq ft	644 sq m

* Individual suites available from 1,000 sq ft (93 square metres)



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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.

PLANNING

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

TENURE

Leasehold: The property is available to let, either as a whole or on an individual suite(s) basis, based on a new internal repairing only lease on terms to be agreed.

RENT

Rent upon application.

SERVICE CHARGE

The tenant will be required to contribute towards a service charge, which is levied by the landlord to cover the cost of the maintenance, repair and security of the building and the landscaping and security of the estate.

LOCAL AUTHORITY

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

BUSINESS RATES

Please contact the letting agent for details.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(82).

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: Nicholas Dixon MRICS

Direct Line: 01952 521006 Mobile: 07957 828 563

Email: nicholas@andrew-dixon.co.uk Ref: JND/3289



Printcode: 202093

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.

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