

Red-line boundary for illustrative purposes only



Premises at Horton House, Halesfield 19 Telford, Shropshire, TF7 4QT

- Detached distribution warehouse extending to 20,822 sq ft (1,934 sq m)
- Including modern two-storey office accommodation
- Secure self-contained site with car parking and canopied loading bay
- Established industrial location on Halesfield Industrial Estate

Horton House

Halesfield 19, Telford

LOCATION

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, with the M54/M6 link providing 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.

The property is situated on Halesfield Industrial Estate, one of the three major industrial estate 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 some 2 miles to the north.

The property itself is located in a prominent position on Halesfield 19 on the western fringe of Halesfield. Nearby occupiers include Ingimex Limited and Pelloby Limited.

DESCRIPTION

The property comprises a detached distribution warehouse incorporating two-storey office accommodation on a secure site with private car parking, loading bay and landscaped area.

The warehouse is constructed on a steel portal frame with brick and blockwork curtain wall with steel profile cladding to the upper elevations surmounted by a steel profile clad roof interspersed with translucent roof panel. Access is via two steel sliding concertina doors to the front. The warehouse has a minimum eaves height of approximately 19ft 3ins.

Adjoining the warehouse to the front is a two-storey office block of brickwork construction beneath a flat roof. It provides a number of offices at ground and first floor level, which have been refurbished within the last three years.

Outside, there is a tarmac car park to the front of the unit with canopied loading bay and attractive landscaped seating area. The site is secured with steel palisade fencing and has a gated access.

ACCOMMODATION

Warehouse	17,526 sq ft	1,628.3 sq m
Offices	3,296 sq ft	306.2 sq m
Total Gross Internal Area	20,822 sq ft	1,934 sq m



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SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries.

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

RENT

The quoting rent is £97,500 per annum exclusive.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £60,000

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C(67).

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

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Printcode: 2021521

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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