



## Production Warehouse Facility

**Unit B1, Halesfield 10, Telford, Shropshire, TF7 4QP**

- Detached production warehouse facility with travelling crane (2 tonne capacity)
- Extending to approximately 13,958 sq ft (1,297 sq m)
- Incorporating single storey office accommodation and WC facilities
- Site includes a secure enclosed yard, delivery and loading facilities
- Prominent roadside position on Halesfield 10

# Unit B1

## Halesfield 10, Telford

### LOCATION

Telford is located adjacent the M54 motorway some 12 miles east of Shrewsbury. Birmingham is approximately 35 to the southeast and access to the M6 motorway is approximately 15 miles to the east.

Halesfield is one of Telford's main industrial parks with easy access to the A442 dual carriageway, which links north and south Telford, and Junction 4 of the M54 motorway approximately 3 miles to the north.

Unit B1 forms part of the Halesfield 10 estate, which was developed in the mid-1970's by the former Telford Development Corporation, and is now fully developed and occupied.

### DESCRIPTION

The property comprises a detached production warehouse unit, which dates from the 1970's and incorporates single storey office accommodation to the front, together with a secure yard and delivery/loading facilities.

The unit offers clear span, multi-bay production space. The main warehouse area is sectionally shaped with an eaves height of approximately 17ft and a single roller shutter access to the side elevation. A working travelling crane has been installed.

The warehouse is complemented by a single storey office block with separate WC facilities. The offices benefit from suspended ceilings incorporating lighting units, central heating and there is some full glazed partitioning.

Outside, there is an enclosed yard to the side of the building fronting onto the road. There is a single road access to the unit, together with approximately 15 allocated car parking spaces.

### ACCOMMODATION

Production area	12,000 sq ft	1,115 sq m
Offices incl. WC facilities	1,958 sq ft	181 sq m
<b>Total Area</b>	<b>13,958 sq ft</b>	<b>1,297 sq m</b>

### SERVICES

We understand that all mains services are available or connected to the property, including a 3-Phase power supply. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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### PLANNING

The property has most recently been utilised for the manufacture of windows and we understand it has planning permission for Class B2 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

### TENURE

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

### RENT

Rent upon application.

### LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA  
Tel: 01952 380000

### BUSINESS RATES

According to the Valuation Office Agency website the current rateable value of the property in the 2023 rating list is £45,250.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D(92).

### 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: Nicholas Dixon MRICS  
Direct Line: 01952 521006  
Mobile: 07957 828 563  
Email: [nicholas@andrew-dixon.co.uk](mailto:nicholas@andrew-dixon.co.uk)  
Ref: JND/00681A



Printcode: 2023119

### What's this?

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