

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

INVESTMENT OPPORTUNITY



Multi-let Industrial Investment

Units 1-5, Halesfield 22, Telford, Shropshire, TF7 4QX

- Multi-let commercial investment in established industrial location
- Five industrial units extending to approx. 22,328 sq ft (2074.5 sq m) overall
- Total site area of circa 2.3 ac (0.9 ha) including demised yards and parking
- Offers in excess of £2 million are invited for the freehold interest

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Units 1-5

Halesfield 22, Telford

LOCATION

The property is situated on Halesfield Industrial Estate, being one of the three principal industrial estates in Telford New Town. The estate is located approximately 2.5 miles south of Telford Town Centre and is accessible via the A442 Queensway - the town's main north/south distributor road. Halesfield enjoys excellent transport links due to its close proximity to Junction 4 of the M54 motorway approximately 4 miles to the north.

The property itself occupies a corner plot on Halesfield 22 forming a small development of five industrial units, which are multi-let and accessed via a shared estate road. Nearby occupiers include Besblock Limited and Cartwrights Waste Disposal Services Limited.

Telford is a large town in the county of Shropshire located midway between Shrewsbury (14 miles) and Wolverhampton (22 miles).

DESCRIPTION

The property comprises a development of three detached industrial units and a pair of semi-detached industrial units.

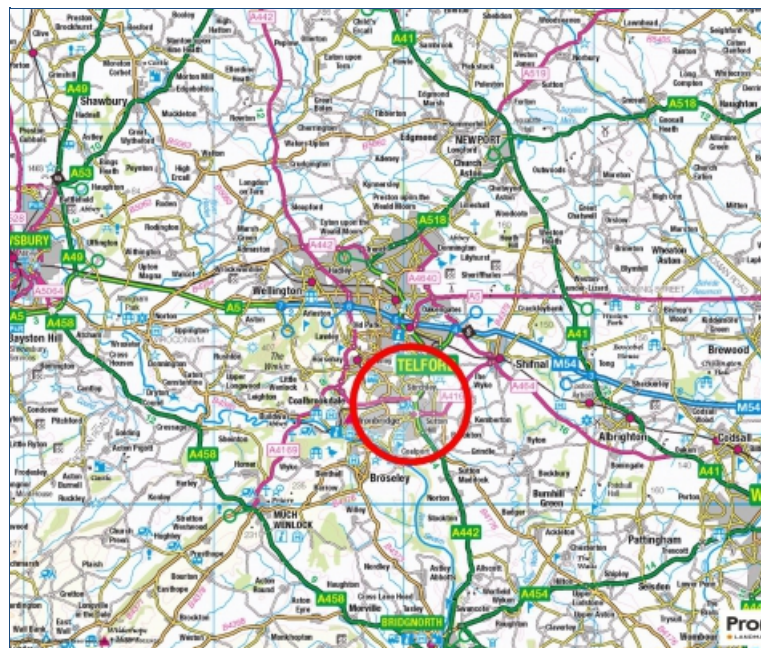
All units include an element of single storey office accommodation, with Unit 1 having an attached three-storey office block. Unit 5 also incorporates a small mezzanine area.

The units all benefit from roller shutter access and are complemented by a demised open surfaced yard area with allocated on site car parking.

ACCOMMODATION

Unit 1 (detached)	9,000 sq ft	836 sq m
Unit 2 (detached)	4,200 sq ft	390 sq m
Unit 3 (semi-detached)	1,800 sq ft	167 sq m
Unit 4 (semi-detached)	1,800 sq ft	167 sq m
Unit 5 (detached)	4,770 sq ft	444 sq m
	plus mezzanine 758 sq ft	70.5 sq m
Total Buildings	22,328 sq ft	2,074.5 sq m

Note: The above areas are provided by the vendor and interested parties should satisfy themselves as to the exact measurements of the property.



Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



SERVICES

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

PLANNING

Interested parties should make their own enquiries in this regard.

PROPOSAL AND TENURE

We are instructed to market the freehold investment. The property is offered for sale freehold subject to the existing occupational tenancies as detailed in the attached Tenancy Schedule. The property is currently fully let.

PRICE

Offers in excess of £2,000,000 (two million pounds) are invited for the freehold interest.

LOCAL AUTHORITY

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

BUSINESS RATES

Interested parties should make their own enquiries in this regard.

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.

ENERGY PERFORMANCE CERTIFICATE

Unit No	Energy Rating
Unit 1	D77
Unit 2	C55
Unit 3	C67
Unit 4	C56
Unit 5	C55

VIEWING

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

Contact: Alex Smith MRICS

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Ref: AGS/3983

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TENANCY SCHEDULE

Unit No	Tenant	Rent pa	Rent Review	Lease Expiry
1	QA (Ironbridge) Ltd	£40,000	31.03.28	31.03.30
2	Logistics Training Services (Midlands) Ltd	£30,000	n/a	31.02.28
3	Kevin James Bell	£17,000	n/a	07.09.28
4	Framexpress Ltd	£17,000	01.07.26	01.07.26
5	Sykes Seafood Ltd	£40,000	11.10.29	10.10.33
Total Rental Income		£144,000 per annum		



Printcode: 20231221

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.



SITE PLAN

