



Industrial Premises, Units H4-H5, Halesfield 19 Telford, Shropshire, TF7 4QT

- Mid-terraced industrial premises from 3,607 to 7,214 sq ft (335 to 670 sq m)
- Integral single storey offices including kitchenette and WC facilities
- Currently arranged as a single premises, but landlord may split
- Secure rear service yard and on site car parking

Units H4-H5

Halesfield 19, Telford

LOCATION

The property is situated on Halesfield Industrial Estate, one of Telford's most established industrial areas, located approximately 2.5 miles south of the town centre. Halesfield is accessed via the A442 Queensway, the town's main north/south distributor road, and benefits from good transport links with Junctions 4 and 5 of the M54 motorway lying approximately 2 miles to the north.

The property itself forms part of Halesfield 19, being a development of three blocks of traditional industrial units built by the former Telford Development Corporation in the late 1970's and varying in size from 3,500 to 9,500 square feet.

Units H4-H5 are currently arranged to provide a single premises, having a mid-terraced position within a block of similar units.

DESCRIPTION

The property comprises two adjoining industrial units, currently utilised as a single premises with attached single storey offices to the front and a secure service yard to the rear. The premises also has the use of the communal car parking areas to the front of the building.

Construction is based on a multi-bay steel portal frame, with full height blockwork separating walls and blockwork walls to the front and rear elevations, beneath a single pitch insulated steel clad roof. The warehouse areas have a minimum eaves height clearance of approximately 4.75m with a concrete floor throughout. Each unit has a single sectional steel up-and-over door to the rear, having a clearance of circa 4.2m.

The office accommodation is positioned to the front of the units and includes kitchenette and WC facilities.

ACCOMMODATION

Unit H4	3,607 sq ft	335 sq m
Unit H5	3,607 sq ft	335 sq m
Total Area	7,214 sq ft	670 sq m

*The landlord may consider splitting the property to provide two self-contained units

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.



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PLANNING

We understand the property has planning permission for uses within Class E(g) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

Leasehold: The property is available as a whole or as two separate units based on a new FRI underlease on terms to be negotiated.

RENT

Rent upon application.

SERVICE CHARGE AND INSURANCE

The head landlord operates a service charge to cover the cost of the maintenance and upkeep of the common areas of the estate, as well as arranging buildings insurance, which is recharged to the occupational tenant on an annual basis. Further details upon request.

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 units are currently assessed as a single premises with a rateable value of £26,750 in the 2023 Rating List. Obviously the units will need to be re-assessed separately if split.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-71.

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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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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