



## Multi-bay Warehouse Premises, Halesfield 6 Telford, Shropshire, TF7 4LN

- Detached four-bay industrial unit extending to 50,434 sq ft (4,686 sq m)
- Providing production warehouse space with canopied loading areas
- Including internal single storey offices, stores and separate workshop
- Secure site with substantial surfaced yard to south and east of the building

# Warehouse Premises

## Halesfield 6, Telford

### LOCATION

The property occupies a prominent roadside position on the eastern fringe of Halesfield, and forms part of a development of similar detached units.

Halesfield is one of Telford's most established industrial estates and is 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 motorway at Junction 10A.

### DESCRIPTION

The property comprises a detached industrial unit providing production warehouse space arranged in four bays with canopied loading areas and internal single storey offices, stores and separate workshop. It also benefits from a secure tarmac/concrete surfaced yard to the side and rear for loading/unloading and car parking.

The building is based on a steel frame supporting a trussed metal North-light roof, having a concrete floor throughout and two roller shutter doors to the side and one to the rear. The warehouse has an eaves height of approximately 15ft (4.6m), having full height blockwork dividing walls between the production and dispatch areas, and also separating the warehouse from the offices, stores and workshop area.

The offices are currently partitioned to provide a number of separate suites, together with kitchen and WC facilities.

There are two vehicular accesses to the site, which is bounded by palisade fencing.

There is also a small detached brick gatehouse adjacent to one of the accesses.

### ACCOMMODATION

Gross Internal Area                      50,434 sq ft                      (4,686 sq m)

### 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.

### LOCAL AUTHORITY

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



### PLANNING

We understand the property has planning permission for uses within Class B2 and B8 of the Town and Country Planning (Use Classes) order 1987 as amended.

### TENURE

Leasehold: The property is available to let based on a new lease on terms to be agreed - please contact the agents for further details.

### RENT

Rent upon application.

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £137,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(81).

### 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: Alex Smith

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3326



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.

Printcode: 2017313



**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.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)