

REFURBISHED INDUSTRIAL PREMISES



## Industrial Premises at Chamber House Halesfield 13, Telford, Shropshire, TF7 4PL

- Refurbished industrial facility extending to 15,113 sq ft (1,405 sq m)
- Including attached single storey office block to the front
- Self-contained site of 0.87 ac (0.35 ha) including secure yard and car parking
- Prominent roadside position in established industrial area close to J4 of M54

# Chamber House

## Halesfield 13, Telford

### LOCATION

Telford is located adjacent to the M4 motorway some 12 miles east of the county town of Shrewsbury. Birmingham is approximately 35 miles away and access to the M6 motorway is approximately 15 miles to the east.

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

Chamber House forms part of the Halesfield 13 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 industrial facility, which has recently been refurbished to provide a substantial warehouse with integral single storey office accommodation, secure yard and car parking.

The warehouse is arranged in a number of bays with an eaves height of approximately 13ft 10ins (3.99 metres).

There is an attached office block to the front of the warehouse providing office space with the benefit of suspended ceilings incorporating lighting units and central heating throughout.

Externally, there is a secure yard/loading area to the side of the building, with car parking for approximately 26 vehicles adjacent to the eastern elevation. This area could also be utilised as additional yard space/open storage. The perimeter of the site is secured with palisade fencing.

### ACCOMMODATION

Warehouse	12,553 sq ft	1,167 sq m
Singley storey office block	2,560 sq ft	238 sq m
<b>Gross Internal Area</b>	<b>15,113 sq ft</b>	<b>1,405 sq m</b>
Total Site Area	0.87 acres	0.35 hectares

### 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 Class E, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties should make their own enquiries in this regard.

### TENURE

Leasehold: The property is available to let on a new lease on terms to be agreed.

### RENT

The quoting rent is £110,000 per annum exclusive.

### 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 rateable value of the property in the 2023 rating list is £90,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of E-114.

### 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

Direct Line: 01952 521007

Mobile: 07795 275 113

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

Ref: AGS/3931



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