



Industrial Premises, Unit H4, Halesfield 19 Telford, Shropshire, TF7 4QT

- Self-contained, mid-terraced industrial unit extending to 3,607 sq ft (335 sq m)
- Integral single storey offices including kitchenette and WC facilities
- Secure rear service yard
- Communal on site car parking

Units H4

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.

Unit H4 enjoys a mid-terraced position within a block of similar units.

DESCRIPTION

The property comprises a self-contained industrial unit with attached single storey offices to the front and a secure service yard to the rear. The unit 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 area has a minimum eaves height clearance of approximately 4.75m and a concrete floor throughout, benefitting from a single sectional steel up-and-over door to the rear with a clearance of circa 4.2m.

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

ACCOMMODATION

Unit H4	3,607 sq ft	335 sq m
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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, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000



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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 to let on a new full repairing and insuring 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.

BUSINESS RATES

The property currently forms part of a larger assessment with Unit H5 and will need to be re-assessed separately.

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

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/1132A



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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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