



## Harcourt Trading Estate, Halesfield 13 Telford, Shropshire, TF7 4PL

- Range of terraced industrial units from 5,087 to 46,704 sq ft (473 to 4,340 sq m)
- Available individually or combined, or property can be taken as a whole
- Loading facilities and on site car parking in landscaped surroundings
- Located on an established industrial estate in Telford

# Harcourt Trading Estate

## Halesfield 13, Telford

### LOCATION

Harcourt Trading Estate is located on Halesfield 13 and is part of the established Halesfield Industrial Estate in Telford. The estate is conveniently located for access to Halesfield and Brockton roundabouts and Stirchley Interchange on the A442 Queensway dual carriageway, which links north and south Telford. The Town Centre, Telford Central railway station, and Junctions 4 and 5 of the M54 motorway are within approximately 4 miles, interlinking the national motorway network.

Telford is Shropshire's principal commercial and industrial centre situated approximately 32 miles to the northwest of Birmingham city centre and 13 miles east of the county town of Shrewsbury.

### DESCRIPTION

The subject property forms part of two terraces of industrial/warehouse units at Harcourt Trading Estate with on site loading facilities and car parking in landscaped grounds.

The units are of steel frame construction and provide basic workshop accommodation with a minimum eaves height of approximately 4.3m (14ft). Each unit benefits from a vehicular roller shutter door access of approximately 3.38m wide (11ft 10ins) x 3.84m (12ft 6ins) high.

The property has most recently been occupied by a single user, however it is offered to the market either as whole, or as individual self-contained units.

Outside, tarmacadam car parking and loading facilities serve the premises with additional car parking available nearby.

### ACCOMMODATION

Unit No	Size sq ft	Size sq m	EPC Rating
A1	5,778	537	D86
A2	5,087	473	D77
A3	5,098	474	D84
A4	5,104	474	D89
A5	10,282	955	D89
B3	5,112	475	D99
B4	5,122	476	C73
B5	5,121	476	D96
<b>Gross Internal Area</b>	<b>46,704</b>	<b>4,340</b>	



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### 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

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

### TENURE

Leasehold: The units are available individually or combined, or the property can be taken as a whole, on a sub-letting/assignment basis. Alternatively, there may be an opportunity to agree terms for a new lease directly with the landlord.

### RENT

Rent upon application.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website, the units currently form a single assessment for the entire property, having a rateable value in the 2023 Rating List of £103,000. The units will need to be assessed separately if taken individually.

### VAT

All figures herein are quoted 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/2543



Printcode: 202486

### 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.

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[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)