



Harcourt Trading Estate, Halesfield 13

Telford, Shropshire, TF7 4PL

- Range of terraced industrial units from 5,098 to 25,605 sq ft (474 to 2,379 sq m)
- Units available individually or combined
- 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 now offered to the market as individual self-contained units (which can be combined).

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
A3	5,098	474	D84
A4	5,104	474	D89
A5	10,282	955	D89
B5	5,121	476	D96
Gross Internal Area	25,605	2,379	

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.



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.



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 on a sub-letting or assignment basis. Alternatively, there may be an opportunity to agree terms for a new lease directly with the landlord.

RENT

Rents upon application.

LOCAL AUTHORITY

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

BUSINESS RATES

The units will need to be re-assessed separately as the entire property currently forms a single assessment.

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

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.

ANDREW DIXON
& COMPANY

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