



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.



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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

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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.

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