



First Floor, Vickers House, Halesfield 6 Telford, Shropshire, TF7 4BF

- Refurbished, quality first floor office accommodation 6,000 sq ft (557 sq m)
- Prominent roadside position on established industrial estate
- Excellent on-site car parking allocation
- Good road links to A442 dual carriageway and M54 motorway

Suite 2 Vickers House

Halesfield 6, Telford

LOCATION

The property is located in the Halesfield business district, approximately 3 miles south of Telford town centre and accessed off the A442 Queensway dual carriageway, linking north and south Telford and onto Junctions 4 of the M54 motorway approximately 4 miles to the north.

Halesfield is one of the main industrial parks within Telford. Nearby users include Corbetts The Galvanisers, Cargo Express and Link 51.

DESCRIPTION

Vickers House is a purpose built office building providing well presented accommodation on ground and first floor levels in an established business area.

The available accommodation is on the first floor of the building, accessed by a stairway from a common reception core area with a separate passenger lift access.

The accommodation is to be refurbished to include include new toilet and kitchen facilities, new ceilings with LED lighting units, gas fired radiator central heating and perimeter trunking.

To the front of the property is a large surfaced car park, which provides a generous parking allocation.

ACCOMMODATION

First Floor	6,000 sq ft	557 sq m
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SERVICES

We understand that mains electricity is connected to the property. It should be noted that we have not checked or tested the services and interested parties should make their own enquiries.

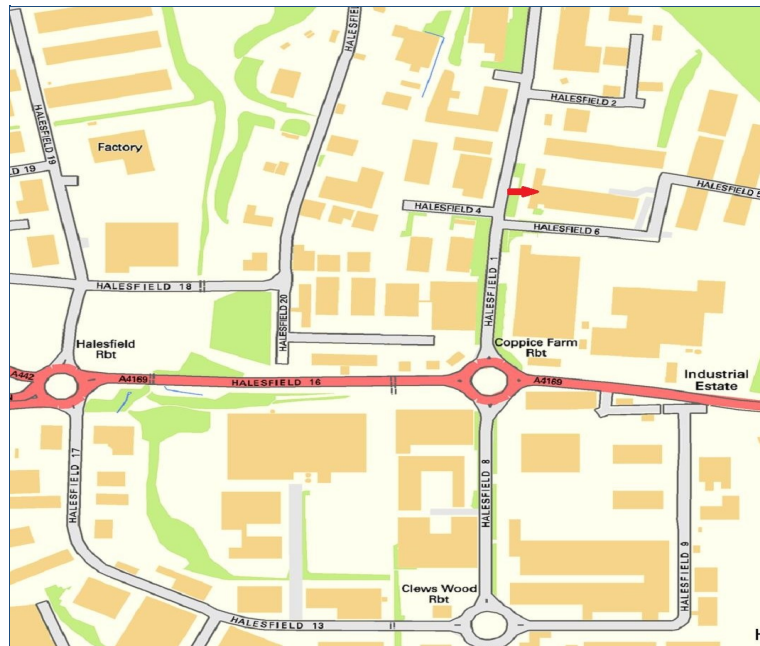
All heating, water and drainage will be included in a service charge.

PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA
Tel: 01952 380000



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TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

The space available can be taken as a single suite, or can be divided into two separate demises.

RENT

Rent upon application.

SERVICE CHARGE

A service charge will be levied by the landlord to cover the costs of the maintenance and upkeep of the common areas of the building and estate. Further details are available from the letting agent.

BUSINESS RATES

The first floor is in the process of being assessed for business rates.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-52.

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 in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nicholas Dixon MRICS

Direct Line: 01952 521006

Mobile: 07957 828 563

Email: nicholas@andrew-dixon.co.uk

Ref: JND/2334



Printcode: 20241219

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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