



## Industrial Premises at Unit B3, Halesfield 5 Telford, Shropshire, TF7 4QJ

- Terraced industrial warehouse extending to approximately 4,047 sq ft (376 sq m)
- Integral two-storey office accommodation
- Rear service yard and shared on-site car parking to the front
- Established industrial location close to Junction 4 of the M54 motorway

# Unit B3

## Halesfield 5, Telford

### LOCATION

The property is situated on Halesfield Industrial Estate, which is one of the three principal industrial estates in Telford. Telford is a large town in the county of Shropshire located midway between the county town of Shrewsbury (14 miles) and Wolverhampton (22 miles).

Halesfield lies approximately 2.5 miles south of Telford town centre and is accessible via the A442 Queensway. The estate benefits from good transport links via Junction 4 of the M54 motorway approximately 4 miles to the north.

The property itself occupies a mid-terraced position on Halesfield 5 with nearby occupiers including Q Technical Services (UK) Ltd, Rex Stevens Transport Ltd, RTS Door Systems Ltd and Saftex Friction Ltd.

### DESCRIPTION

The property comprises a mid-terraced warehouse premises, which is arranged in a single bay complete with attached two-storey office block. It forms part of a terrace of similar units dating from the 1980's.

Internally, Unit B3 provides open plan workshop space with roller shutter access to the rear. The office block is positioned to the front of building, being of brick construction beneath a flat roof with uPVC windows and entrance door. It provides a number of individual offices at ground and first floor level as well as WC facilities.

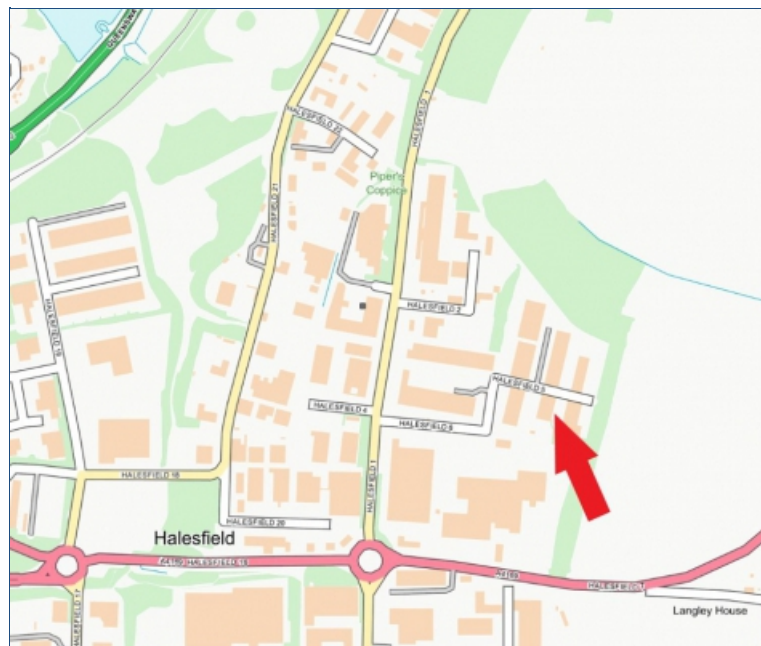
Externally, the unit benefits from a service yard to the rear and shared car parking to the front.

### ACCOMMODATION

Warehouse	3,121 sq ft	290 sq m
Ground floor offices	463 sq ft	43 sq m
First floor offices	463 sq ft	43 sq m
<b>Gross Internal Area</b>	<b>4,047 sq ft</b>	<b>376 sq m</b>

### SERVICES

We have assumed that all mains services are available or connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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### PLANNING

Interested parties are advised to make their own enquiries in this regard.

### TENURE

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

### RENT

The quoting rent £25,000 per annum exclusive.

### SERVICE CHARGE

We understand there is a service charge payable for the upkeep of the communal areas of the estate. Further details upon request.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £19,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-58.

### 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: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

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Ref: AGS/4124



Printcode: 202564

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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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