

INDUSTRIAL/COMMERCIAL PREMISES



## Commercial Unit at Haybrook Industrial Estate, Halesfield 9, Telford, Shropshire, TF7 4QW

- Refurbished, detached commercial unit extending to 13,364 sq ft (1,241 sq m)
- Arranged in two workshop bays with single storey office block to the front
- Secure external yard area for storage and car parking
- Established industrial location on Halesfield industrial estate

# Commercial Unit at Halesfield 9, Telford

## LOCATION

The property is located on Haybrook Industrial Estate on Halesfield 9, which forms part of the established Halesfield industrial estate in Telford.

Halesfield is well located in the town approximately 4 miles from Junction 4 of the M54 motorway via the A442 dual carriageway and providing convenient access throughout Telford. Telford town centre is within 5 miles and is currently undergoing substantial investment as part of the Southwater Programme.

The property itself enjoys a prominent position fronting onto Halesfield 9. Nearby commercial occupiers include Elite Pre-cast Concrete, Bodum and Cedo.

## DESCRIPTION

The property comprises a detached commercial/industrial unit, which has recently been refurbished to provide modern workshop space with associated offices on a self-contained site of approximately 0.317 acres (0.126 hectares) including a secure yard and car parking.

The main industrial building is of steel framed construction with brickwork cladding to the base and corrugated sheeting above surmounted by a part profile sheet and part corrugated sheet roof incorporating translucent roof lights. It is arranged across two bays with an eaves height of approximately 5.9m, having three up-and-over doors to the front elevation.

There is a single storey office block to the front of the unit of brickwork construction beneath a flat roof. It provides ground floor offices and welfare facilities.

Outside, the property benefits from a substantial concrete yard which wraps around the building to the front, side and rear providing secure outdoor storage and car parking. The yard is fully fenced with two gated access points off Halesfield 9.

## ACCOMMODATION

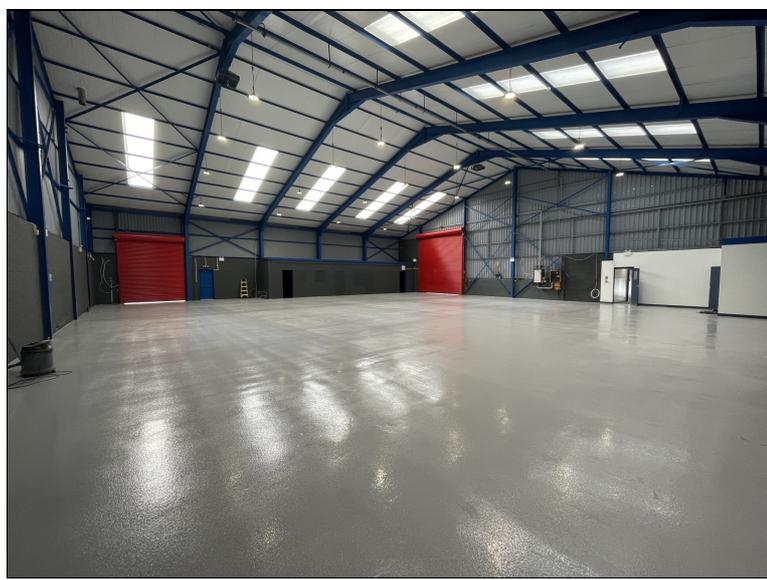
Gross Internal Area	13,364 sq ft	1,241 sq m
Site Area	0.317 ac	0.126 ha

## SERVICES

We understand that all mains services are available or connected to the property. 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

The property currently has planning permission for Class B2 and B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## TENURE

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

## RENT

The asking rent is £100,000 per annum exclusive.

## 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 £43,250.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B-45.

## 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.

## 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/4132**



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