

Red-line boundary for illustrative purposes only

Enclosed Yard at Halesfield 18 Telford, Shropshire, TF7 4JS

- Secure commercial yard extending to approximately 1.6 acres (0.64 hectares)
- Stoned surface, enclosed by palisade fencing with a gated access
- Established industrial location on Halesfield Industrial Estate
- Suitable for general storage uses

Enclosed Yard

Halesfield 18, Telford

LOCATION

The property is situated on Halesfield Industrial Estate, one of the three major industrial estate in Telford, Halesfield being the largest and most established. Halesfield 18 links to the A442 dual carriageway via the A4169 approximately 800 yards to the east, meeting with Telford Town Centre and Junction 4 of the M54 motorway 2 two miles to the north.

The property itself is situated at the junction of Halesfield 18 and Halesfield 19 on the western fringe of Halesfield.

The yard enjoys a prominent main road position on the Halesfield estate road in close proximity to the Cuckoo Oak roundabout and immediately adjoins the WZ Packaging site to the east. Other nearby occupiers include Ingimex, Link 51, Brintons Carpets and Pelloby Limited.

Telford is a new town, being the main commercial and industrial centre of Shropshire, and lies on the M54 motorway approximately 15 miles from Junction 10a of the M6, with the M54/M6 link providing easy access to the national motorway network. Telford is located approximately 15 miles from the county town of Shrewsbury, 8 miles from Wolverhampton and 35 miles from Birmingham.

DESCRIPTION

The property comprises a piece of commercial land, which is being developed by the landowner to provide a secure surfaced yard.

The site, which is level and regular shaped, will be stoned and bounded by palisade fencing with an independent access via an entrance gate directly off the Halesfield 18 estate road.

There are no buildings on site.

SERVICES

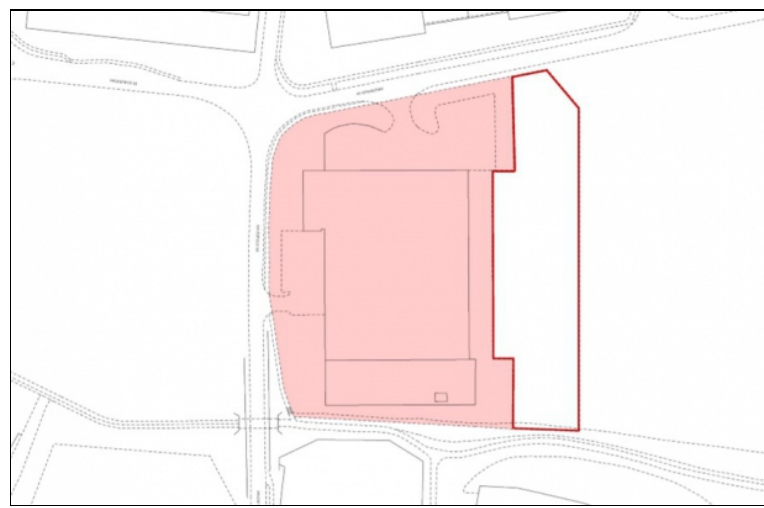
We understand there are no mains service connected to the site at present. Interested parties should make their own enquiries with the relevant utility companies.

PLANNING

We understand the property has planning permission for uses within Class B8 of the Town & Country Planning Act 1987 (Use Class Order 2005). The site lends itself towards general storage uses, however interested parties should make their own enquiries in this regard.



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TENURE

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

RENT

The quoting rent is £55,000 per annum exclusive.

LOCAL AUTHORITY

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

BUSINESS RATES

The property is yet to be assessed for business rates.

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

Email: alex@andrew-dixon.co.uk Ref: AGS/3601

Alternatively contact the joint agent:

Bulleys Bradbury - Telford Office

Tel: 01952 292233



Printcode: 202076

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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