



## Semi-detached industrial unit

**Unit 3, Halesfield 22, Telford, Shropshire, TF7 4QX**

- Extending to approximately 1,800 sq ft (167 sq m)
- Integral single storey office with kitchen and toilet facilities
- On site car parking and open yard space to the front
- Established industrial location

Tel: 01952 521000

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)

# Unit 3

## Halesfield 22, Telford

### LOCATION

The property is situated on Halesfield Industrial Estate, being one of the three principal industrial estates in Telford New Town. Telford is a large town in the county of Shropshire, located midway between 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.

### DESCRIPTION

The property comprises a semi-detached, single storey industrial unit providing an open plan warehouse incorporating a small ground floor office, kitchen and toilet facilities. The unit benefits from both pedestrian and vehicular roller shutter access to the front.

Externally, the unit benefits from dedicated car parking to the front of the building, as well as an open yard/service area.

### ACCOMMODATION

Warehouse and office	1,800 sq ft	167 sq m
----------------------	-------------	----------

### SERVICES

We understand that mains water and electricity are 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.

### PLANNING

We have assumed the property has planning permission for Class B2 and B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties should make their own enquiries with the Local Planning Authority.

### LOCAL AUTHORITY

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

### TENURE

Leasehold: The property is available to lease on terms to be agreed.



### RENT

The asking rent is £18,000 per annum exclusive.

### SERVICE CHARGE

There is a service charge for the upkeep of the communal areas. Further details available from the landlord.

### BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-67.

### 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.

### ANTI MONEY LAUNDERING

A successful tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

### 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/4173



Printcode: 2026123

### 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.



**Consumer Protection From Unfair Trading Regulations 2008:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)