

INDUSTRIAL PREMISES



Commercial Workshop Premises, Halesfield 22 **Telford, Shropshire, TF7 4QX**

- Detached commercial workshop and premises 3717 sq ft (345.5 sq m)
- Plus mezzanine store extending to 693 sq ft (64.4 sq m)
- Self-contained site of 0.5 ac including substantial, secure concrete yard
- Established industrial location on Halesfield 22
- Low site coverage

Workshop Premises

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 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.

DESCRIPTION

The property comprises a detached commercial workshop on a self-contained site of approximately 0.5 acres including on-site car parking and a substantial concrete yard, which is accessed via two gated entrance points providing full circulation around the building.

The main building provides an industrial workshop with integral single storey offices, kitchen, store, and toilet facilities. It also incorporates two HGV inspection pits and a basic mezzanine store above the offices. The workshop benefits from LED lighting throughout.

Two brake testers are also installed, although these have not been in use for a considerable period of time.

Adjoining the workshop to the side is a lean-to store, together with diesel tank storage to the rear.

ACCOMMODATION

Workshop	2,509 sq ft	233.2 sq m
Office, store, kitchen	434 sq ft	40.4 sq m
Mezzanine store	693 sq ft	64.4 sq m
Lean-to store	603 sq ft	55.9 sq m
Diesel store	172 sq ft	16.0 sq m
Gross Internal Area excl. mezzanine	3,717 sq ft	345.5 sq m

SERVICES

We understand that mains water and electricity are 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.



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.



PLANNING

We assume the property currently has planning permission for Class B2 use of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties are advised to make their own enquiries in this regard.

TENURE

The property is available to lease on terms to be agreed. Alternatively, the landlord may consider a freehold disposal, and offers are invited for the freehold interest.

RENT

The quoting rent is £60,000 per annum exclusive.

LOCAL AUTHORITY

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

BUSINESS RATES

Interested parties should make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D-79.

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.

ANTI MONEY LAUNDERING

A successful tenant (or purchaser) 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

Ref: AGS/4176



Printcode: 2026127

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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