

INDUSTRIAL INVESTMENT

**ANDREW DIXON
& COMPANY**



UNIT B1, HALESFIELD 10, TELFORD, SHROPSHIRE TF7 4QP



PROPERTY SUMMARY

- Detached production warehouse extending to 13,958 sq ft (1,297 sq m)
- Single-storey offices and toilet facilities
- Secure enclosed yard, delivery and loading facilities
- Generating a passing rent of £67,500 per annum
- Total site area of 0.832 acres (0.337 hectares)
- Full repairing and insuring terms to Matrix Structures Limited for a term of 10 years from 1 November 2025
- Available freehold, with the benefit of the existing lease
- Prominent roadside position on Halesfield 10

PROPOSAL

We are instructed to seek offers in excess of £700,000. This reflects a net initial yield of 9.04% assuming purchasers costs of 6.6%.



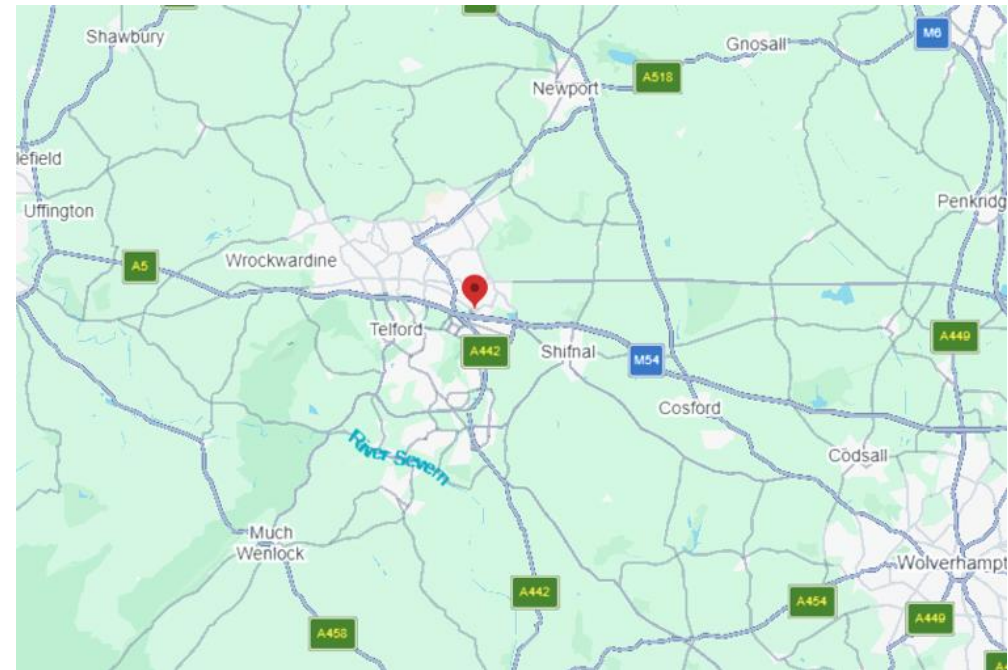
LOCATION

Telford is a major commercial and industrial centre within Shropshire and is strategically located adjacent to the M54 motorway, approximately 12 miles east of Shrewsbury. The town benefits from good regional and national connectivity, with Birmingham located approximately 35 miles to the east and the M6 motorway accessible approximately 15 miles further east. The M54 provides a direct connection to the wider Midlands motorway network and facilitates access to Birmingham, the West Midlands and the national road network.

Halesfield is one of Telford's principal established industrial and employment areas, extending to a substantial area of industrial, warehouse, trade and distribution accommodation. The estate benefits from good accessibility, with the A442 dual carriageway providing a key north-south route through Telford and connecting Halesfield with the wider town and surrounding road network. Junction 4 of the M54 motorway is situated approximately 3 miles north of the estate, providing convenient access to the M54 and onwards towards Shrewsbury and the M6 motorway.

Unit B1 forms part of the Halesfield 10 estate, an established industrial development originally developed in the mid-1970s by the Telford Development Corporation. The estate has subsequently matured into a well-established industrial location and is now fully developed and substantially occupied. The surrounding area comprises a mixture of industrial, warehouse and ancillary commercial premises, providing a well-established commercial environment for occupiers.

The property therefore benefits from its position within an established industrial estate, together with good accessibility to Telford town centre, the A442 and the wider regional road network via the M54. Its location provides access to both the local Telford market and the larger West Midlands conurbation, supporting its suitability for a range of industrial and commercial occupiers.



DESCRIPTION

The property comprises a detached production warehouse unit, which dates from the 1970's and incorporates single-storey office accommodation to the front, together with a secure yard and delivery/loading facilities.

The unit offers clear span, multi-bay production space. The main warehouse area is conventionally shaped with an eaves height of approximately 17ft and a single roller shutter access to the side elevation.

The warehouse is complemented by a single-storey office block with separate WC facilities. The offices benefit from suspended ceilings incorporating lighting units, central heating, and there is some full glazed partitioning. The property benefits from a 3.2-tonne capacity handling crane.

Outside, there is an enclosed yard to the side of the building fronting onto the road. There is a single road access to the unit, together with approximately 15 allocated car parking spaces.



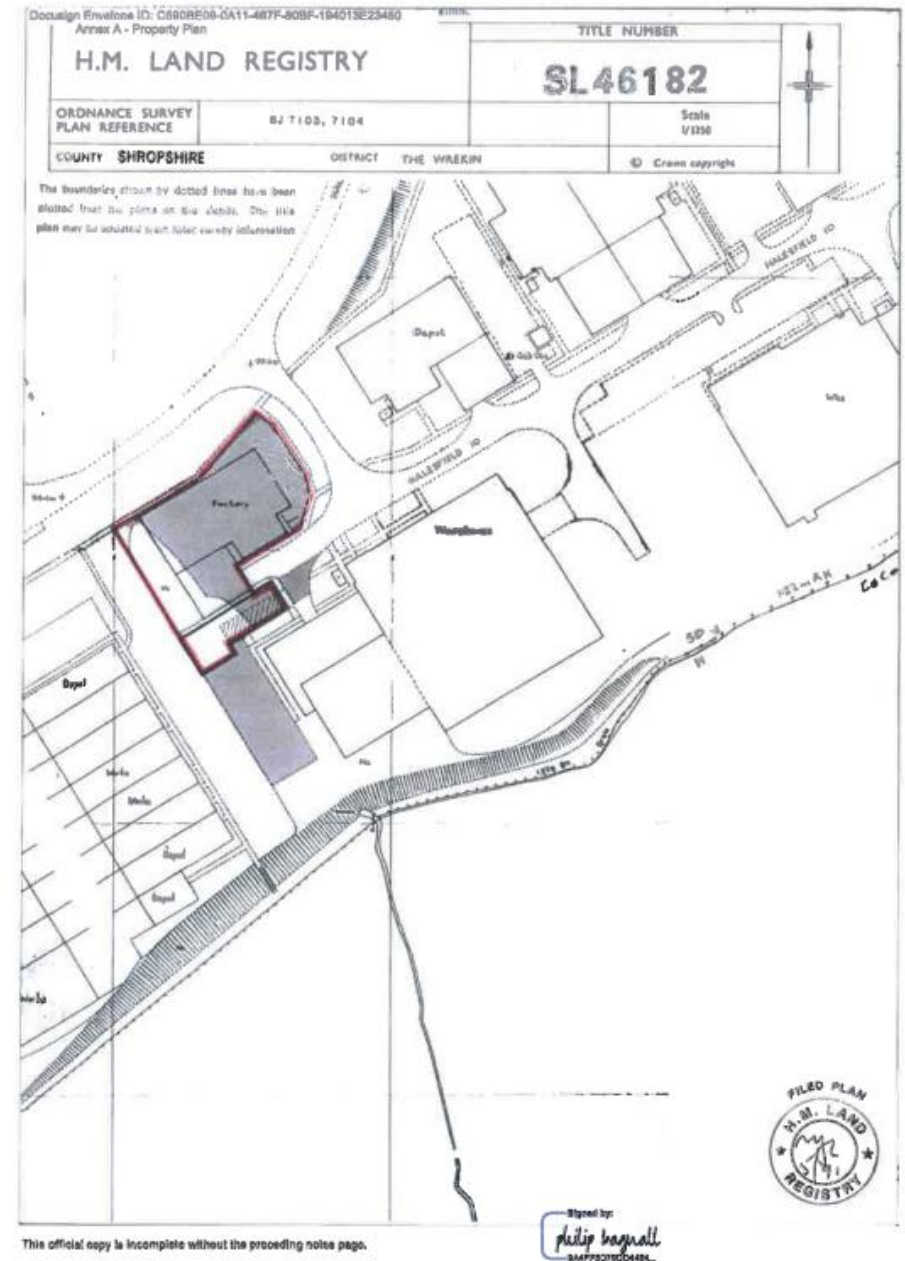
ACCOMMODATION

Description	Sq. Ft	Sq. M
Production Area	12,000	1,115
Offices and facilities	1,958	181
Total net internal area	13,958	1,297
Site Area	0.832 ac	0.337 ha

COVENANT & LEASE DETAILS

The property is let to Matrix Structures Limited, which designs and manufactures precision-engineered off-site steel-framed panel systems for residential and commercial buildings, providing faster, more sustainable, and energy-efficient construction solutions. Matrix Structures leases the premises on the following terms:

Tenant	Matrix Structures Limited
Lease Term	10 years
Start Date	1 November 2025
Rent P.A	£67,500 per annum
Rent Review	1 November 2030
Break Date	1 November 2030
Rent Deposit	£16,875



Tenure

Freehold: The property is available freehold with the benefit of the existing lease.

EPC

The property has an EPC rating of D - 92.

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VAT

All figures quoted herein are exclusive of VAT at the prevailing rate.

ANTI-MONEY LAUNDERING

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

Planning

We understand the property has planning permission for uses within Class B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

Services

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

Viewing

Strictly by appointment with the Agents' Telford office:

Contact: Nicholas Dixon

Direct Line: 01952 512006

Mobile: 07957 828563

Email: nicholas@andrew-Dixon.co.uk

Ref: JND/00681A

**ANDREW DIXON
& COMPANY**

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