

INDUSTRIAL INVESTMENT

**ANDREW DIXON
& COMPANY**



UNIT A, HALESFIELD 14, TELFORD, SHROPSHIRE TF7 4QR

INVESTMENT SUMMARY

- Detached production/warehouse facility including an area of expansion land
- The expansion land extends to 0.253 ac (0.102 ha), suitable for separate development
- Extending to a total net internal area of 22,200 sq ft (2,062 sq m)
- Total Site Area 1.7 acres (0.7 hectares)
- Generating a low passing rent of £77,000 per annum equivalent to £3.47 sq ft
- The property has an ERV in excess of £111,000 per annum equivalent to £5.00 sq ft
- Prominent industrial location
- Extensive yard and on-site car parking
- Property let for a term of 5 years from and including 24th June 2024
- Available freehold, with the benefit of the existing lease
- Low site coverage
- Lease break dated 24th June 2027

PROPOSAL

We are instructed to seek offers in the region of £1,200,000, at a net yield of 6.03%, assuming purchasers' costs of 6.3%. A revisionary yield of 8.7%

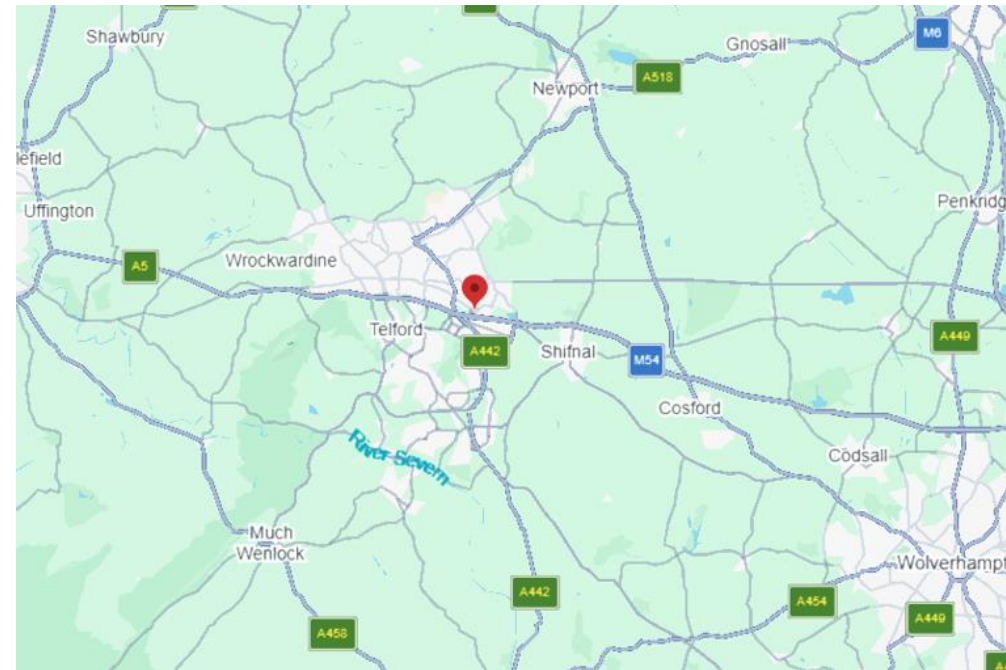
LOCATION

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 situated 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, facilitating access to Birmingham, the West Midlands conurbation and the national motorway network.

Halesfield is one of Telford's principal and most established industrial and employment areas, comprising a substantial concentration of industrial, warehouse, manufacturing, trade and distribution accommodation. The estate benefits from good accessibility, with the A442 dual carriageway providing the principal north-south route through Telford and linking Halesfield with the wider town, Telford Town Centre and the surrounding road network. Junction 4 of the M54 motorway is situated approximately 3 miles to the north, providing convenient access to the regional motorway network.

Unit A is situated within Halesfield 14, forming part of the wider Halesfield Industrial Estate. The surrounding area is characterised by a mixture of established industrial, manufacturing, warehouse and ancillary commercial premises and is home to a broad range of local, regional and national occupiers. The location is well established for industrial and distribution uses and benefits from good access for both commercial vehicles and employees.

The property therefore benefits from its position within one of Telford's principal industrial locations, together with convenient access to the A442, Telford Town Centre and the wider regional road network via the M54. Its established commercial setting and strong transport links support its suitability for a range of production, warehouse and industrial occupiers.



DESCRIPTION

Unit A comprises a detached, single-storey production/warehouse building, understood to have been constructed in the early 1970s. The property is of steel portal frame construction with blockwork elevations incorporating glazed panels at eaves level, beneath a fully insulated pitched roof.

The warehouse provides an approximate eaves height of 16 ft and benefits from ceiling-mounted sodium lighting. Vehicular access is provided via two roller shutter doors serving the front and rear yard areas.

The office/showroom accommodation is positioned to the front of the building and is of cavity brick construction beneath a flat felt-covered roof. Internally, the offices have laminate flooring and benefit from central heating and LED lighting.

Externally, the property benefits from a dedicated goods yard along the southern elevation, together with substantial forecourt car parking providing approximately 70 spaces.



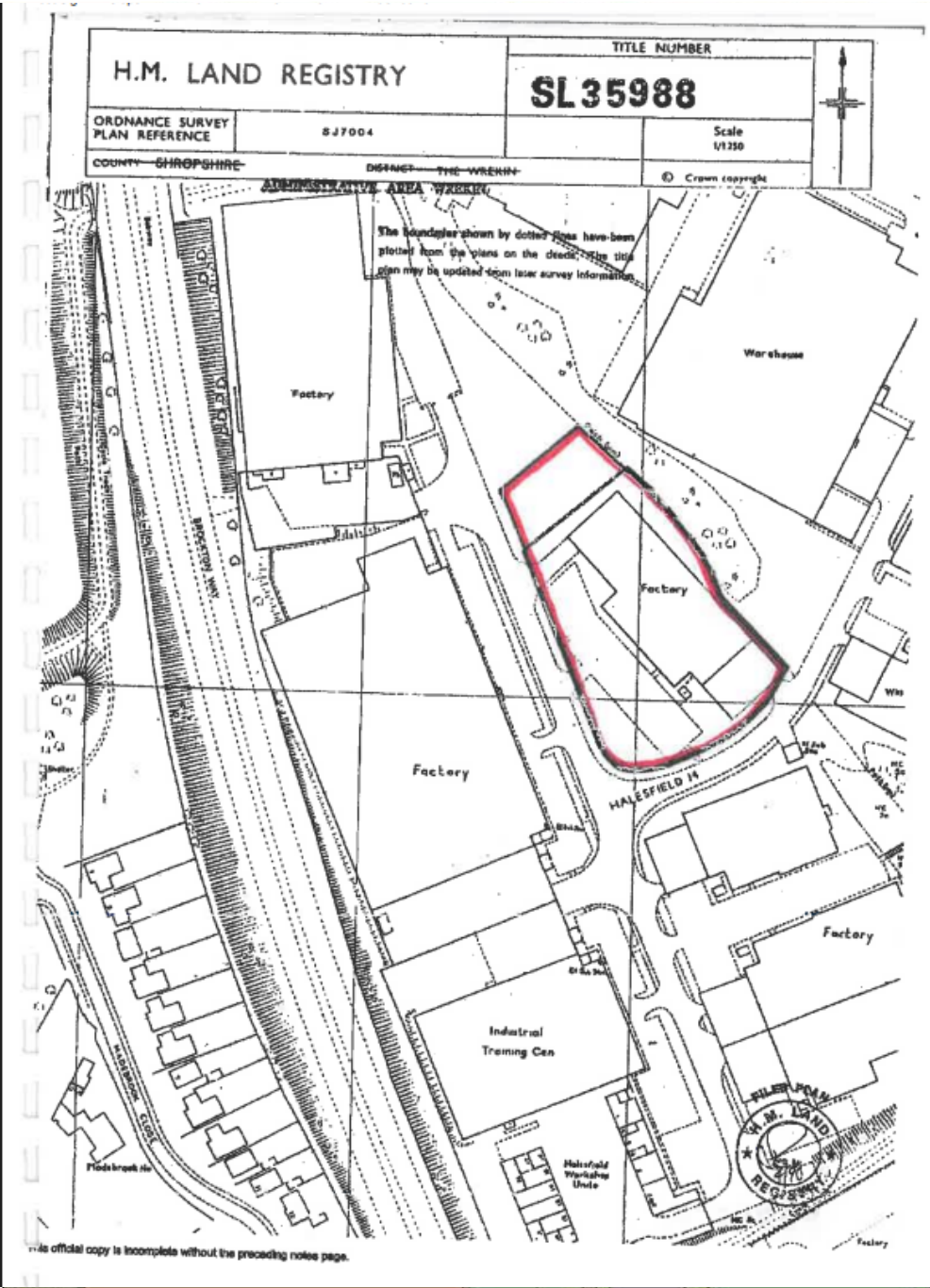
ACCOMMODATION

Description	Sq. Ft	Sq. M
Production Area	19,200	1,783
Offices and facilities	3,000	279
Total net internal area	22,200	2,062
Site Area	1.7 ac	0.7 ha

COVENANT & LEASE DETAILS

The property is let to VEPA UK Limited. VEPA UK Limited (co. no. 06910207) is wholly owned by the Dutch-based VEPA Beheer Group B.V. Accounts to 31.12.2025 show total assets of £1.1627 million with a net worth of £122,000. VEPA has designed and manufactured furniture since 1951 and has been in occupation of Unit A for 20+ years. VEPA UK Limited leases the premises on the following terms:

Tenant	VEPA UK Limited
Lease Term	5 years
Start Date	24 th June 2024
Break Date	24 th June 2027 (with a 6-month notice period to the Landlord)
Passing Rent	£77,000 per annum



Tenure

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

EPC

To be commissioned.

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VAT

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

The subject property is subject to VAT and VAT will be payable on the purchase price. The sale is by way of TOGC.

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/2162

**ANDREW DIXON
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