



Haybrook Industrial Estate, Halesfield 9 Telford, Shropshire, TF7 4QW

- Unit B6 currently available extending to 4,276 sq ft (397 sq m)
- Terraced unit with single storey offices/ancillary
- Service/loading area to the rear and allocated car parking to the front
- Located 5 miles from Junction 4 of the M54 motorway

Haybrook Ind Estate

Halesfield 9, Telford

LOCATION

Haybrook Industrial Estate is located in an established industrial area on Halesfield 9. Halesfield is one of the three principal industrial areas within Telford New Town and lies approximately 3 miles south of Telford Town Centre, being accessible via the A442 dual carriageway at the Stirchley Interchange link. The estate benefits from good transport links, with Junction 4 of the M54 motorway lying approximately 5 miles distant and providing convenient access throughout the town.

Situated approximately 32 miles northwest of Birmingham city centre and 15 miles east of the county town of Shrewsbury, Telford is a recognised regional and national focus for both economic and housing growth. Telford Town Centre is currently undergoing substantial investment as part of the 'Southwater' programme.

DESCRIPTION

Haybrook Industrial Estate comprises 29 industrial/warehouse units arranged in four terraces. The units are of steel portal frame construction with brick/block elevations and profiled steel cladding above. The available units benefit from a single storey office and ancillary accommodation to the front.

Outside, allocated car parking is available to the front of each unit with loading and yard areas to the rear.

AVAILABLE ACCOMMODATION

There is only one available unit remaining:

Unit B6	4,276 sq ft	397 sq m
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SERVICES (NOT CHECKED OR TESTED)

We understand that mains water, drainage, electricity and gas are available or connected to the property.

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority - Tel: 01952 380 380.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380 000.



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TENURE

The units are available to rent by way of new FRI leases on terms to be agreed.

RENTS

The quoting rent for Unit B6 is £27,800 per annum exclusive.

SERVICE CHARGE

A service charge is levied by the landlord to cover communal costs and services. Further details are available upon request.

BUSINESS RATES

According to the Valuation Office Agency website, Unit B6 has a current rateable value of £18,000 in the 2023 Rating List.

ENERGY PERFORMANCE CERTIFICATE

Unit B6 has an energy rating of E(111).

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, or Joint Agent Bulleys Bradbury.

Contact: Alex Smith MRICS

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Mobile: 07795 275 113

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Ref: AGS/2906



Printcode: 2017516

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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