



## Industrial Premises at Unit H11, Halesfield 19 Telford, Shropshire, TF7 4QT

- End of terrace industrial unit extending to 3,670 sq ft (140 sq m) GIA
- Integral single storey office block, including kitchenette and WC facilities
- Secure yard to the rear and shared on-site car parking
- Established business location on popular industrial estate



# Unit H11

## Halesfield 19, Telford

### LOCATION

The property is situated on Halesfield Industrial Estate, one of Telford's most established industrial locations. Access to the estate is via the A442 Queensway, the town's main north/south distributor road, which also provides access to the M54 motorway at Junctions 4 and 5.

Halesfield 19 comprises a development of three blocks of industrial units, which were built by the former TDC in the late 1970's and vary in size from 3,500 square feet (325 square metres) to 9,500 square feet (883 square metres).

Unit H11 occupies an end terrace position within a larger block of similar units.

### DESCRIPTION

The property comprises an end of terrace industrial unit providing flexible warehouse space and integral single storey office accommodation, complete with a secure yard to the rear.

Construction is based on a multi-bay steel portal frame with full height blockwork separating walls and blockwork walls to the front and rear, surmounted by a single pitched, insulated steel clad roof. Access is via a single sectional up-and-over door to the rear elevation, having a clearance of approximately 4.2m. Internally the warehouse has a minimum eaves height clearance of approximately 4.75m and a concrete floor throughout.

The office accommodation is arranged to the front of the unit at ground floor level and includes a kitchenette and WC facilities.

Outside, the property benefits from an enclosed surfaced yard to the rear. The unit also has use of the communal car parking areas to the front and side of the block.

### ACCOMMODATION

Gross Internal Area	3,670 sq ft	(140 sq m)
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### SERVICES

We understand that all mains services are available or 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.

### PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority as to existing and proposed use.



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### TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed.

### RENT

The quoting rent is £22,500 per annum exclusive.

### SERVICE CHARGE AND INSURANCE

The head landlord operates a service charge to cover the costs of the maintenance and upkeep of the common areas of the estate.

In addition, the head landlord arranges a building insurance, which will be recharged to the tenant on an annual basis. Further details upon request.

### LOCAL AUTHORITY

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

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £15,250.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(89).

### 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.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

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Ref: AGS/3801



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