



Self-contained Office Suite, Halesfield 19 Telford, Shropshire, TF7 4QT

- Refurbished ground floor office suite extending to 358 sq ft (33.25 sq m)
- Self-contained, with open plan layout including kitchenette and WC facilities
- On-site car parking to the front of the building
- Established business location on Halesfield industrial estate

Office Premises

Halesfield 19, Telford

LOCATION

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

Telford is strategically located adjacent to the M54 motorway, approximately 10 miles east of Shrewsbury and 16 miles north of Wolverhampton, with access onto the M6 motorway approximately 15 miles away.

Halesfield 19 comprises a development of three blocks of industrial units dating from the 1970's of varying sizes. The subject property essentially forms part of Unit H6, which is a mid-terraced industrial unit. The office suite is positioned to the front of the unit and is self-contained.

DESCRIPTION

The property comprises a self-contained office suite, which has recently been refurbished by the landlord to offer well-presented ground floor office accommodation in an established business location.

The office suite has an open plan layout and is fitted out to an excellent specification including kitchenette and WC facilities, having the benefit of LED lighting, carpet floor tiles and perimeter trunking.

Car parking is available on site in the shared car park to the front of the building.

ACCOMMODATION

Net Internal Area	358 sq ft	33.25 sq m
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SERVICES

We understand that mains electricity and water are connected to the building, with the electric for the office suite being re-charged by the landlord on a sub-meter basis. It should be noted that we have not checked or tested these services.

PLANNING

The property is suitable for office use. Interested parties are advised to make their own enquiries with the Local Planning Authority in this regard.



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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 £5,000 per annum exclusive.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D.

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:

Contact: Alex Smith MRICS

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Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/3833



Printcode: 2022622

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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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