



Secure Open Storage Yard, Harcourt Halesfield 15, Telford, Shropshire, TF7 4LE

- Enclosed, level concrete yard extending to circa 3 acres (1.2 hectares)
- Fully secured with palisade fencing and gated entrance off Halesfield 15
- Suitable for general open storage or trailer parking
- Established industrial location

Secure Yard

Harcourt, Telford

LOCATION

Halesfield is one of the main industrial parks with Telford New Town with good access just off the A442 dual carriageway linking north and south Telford, and onto Junction 4 of the M54 motorway approximately 4 miles to the north.

Telford Town Centre, which has seen a £250 million development at Southwater in recent years, is approximately 4 miles to the north, as well as Telford Central railway station which provides regular train services to Shrewsbury, Wolverhampton, and Birmingham.

Telford is strategically located adjacent to the M54 motorway approximately 10 miles to the east of Shrewsbury. Wolverhampton and Birmingham are approximately 16 miles and 35 miles to the southeast respectively, with easy access onto the M6 motorway approximately 15 miles distant. Major manufacturers in the town include Denso, Epson, Magna International, Makita and Ricoh UK.

The property itself enjoys an established industrial location on Halesfield 15, with adjoining occupiers including TIA Wheels Telford, OSO Fiber UK and AO Recycling.

DESCRIPTION

The property comprises a self-contained yard extending to approximately 3 acres (1.21 hectares), which is level and surfaced with concrete.

The site is fully enclosed with palisade fencing and has a gated access point directly off Halesfield 14.

It benefits from an established industrial location and is suitable for general open storage or HGV trailer parking.

ACCOMMODATION

Yard Total Area	3 ac	1.21 ha
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SERVICES

We have not checked or tested for any services that may be available or connected to the site. Interested parties are advised to make their own enquiries in this regards.



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PLANNING

We understand the property has planning permission for Class B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

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

RENT

The quoting rent is £180,000 per annum exclusive.

LOCAL AUTHORITY

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

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

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:

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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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