

M54 Space Centre, Halesfield Business Park  
Halesfield 8, Telford, TF7 4QN

Flexible Terms – 'Easy In Easy Out' Tenancy Agreements

To Let

**Subject to contract**



Fully Serviced Offices/Workshops to Let on popular Business Park

Fully inclusive monthly rent

No legal costs, no complicated documentation

Offices from 78 sq ft  
Workshops from 560 sq ft

## OFFICES

The M54 Space Centre at Halesfield Business Park provides flexible fully serviced executive office spaces to rent ranging from 78 to 363 sq ft.

The offices are furnished and offer 24/7 access, and 24 hr Man Guarding Security.

Other benefits include a comprehensive reception service including Wi-Fi use for visitors, a Café, 2 well equipped meeting rooms and a training room available offering a range of layouts and sizes. All meeting rooms are equipped with broadband while telephone and presentation equipment is also available.

The M54 Space Centre provides the latest flexible communications with fast broadband instantly available. The state of the art phone system supports a whole range of benefits including remote access, call forwarding and the ability to switch calls to and from mobile handsets giving you the ability to manage your calls with complete flexibility.

Built to a “very good” BREEAM rating and with waste recycling collection areas.

Fully inclusive monthly rent includes rates, furniture sets, telephone lines and handset (including line rental), broadband, utilities and cleaning.

## WORKSHOPS

The units have recently been refurbished to a high standard and are available on flexible terms. The units also include vehicle access via roller shutter doors with 24/7 access, CCTV and 24 hr Man Guarding Security. Service charges apply. Office meeting rooms and storage containers are also available – details on request.

Built to a “very good” BREEAM rating and with waste recycling collection areas.  
On-site parking. Good road links A49/A5 and M54.

Monthly rent includes service charge and buildings insurance. There are additional charges for electricity, water, business rates, telecoms and broadband.

## SITUATION

Telford Space Centre is located on the Halesfield Industrial Estate in Telford. The complex is approximately 3 miles to the south of Telford Town Centre, with access onto the A442 dual carriageway which connects Telford to the M54 and the motorway networks beyond. Birmingham is only 30 miles distant and the area also provides direct access to train and freight services.

**ACCOMMODATION** *(All measurements are approximate and taken from plans; they are given on a net internal floor area basis)*

Offices	Sq ft	Persons	Rents
4a	136	2	Rents on application
21	118	2	Rents on application
61	285	4/5	Rents on application
62	153	2	Rents on application
64	212	3	Rents on application
73	101	1	Rents on application
73a	91	1	Rents on application
73b	112	1	Rents on application
73d	78	1	Rents on application
73e	89	1	Rents on application
73f	363	6/8	Rents on application

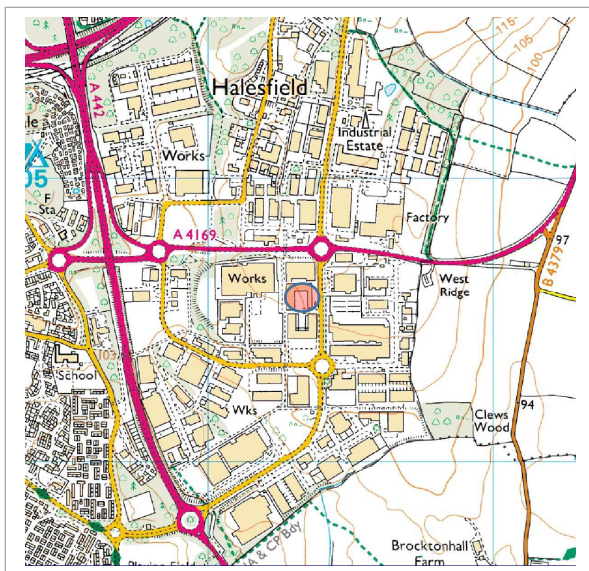
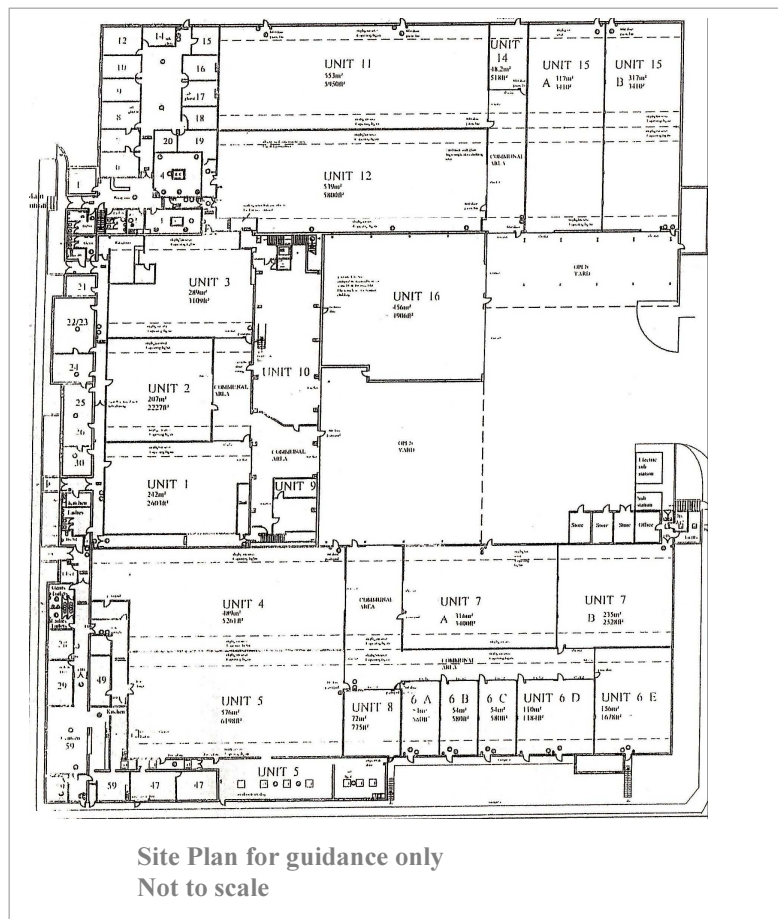
Workshop Unit Number	Sq ft	Rent
4d	914	From: 7.75 sq ft
7a	1700	From: 7.75 sq ft
11 (can be split into smaller units)	4420	From: 5.75 sq ft
12 d	560	From: 5.75 sq ft

## VIEWING

By arrangement with Cooper Green Pooks – ask for Alessio Dyfnallt or Alice Walton 01743 276 666







**IMPORTANT NOTICE:** Cooper Green Pools for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pools has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.