ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

INDUSTRIAL PREMISES



Units B1-B5, Halesfield 8, Telford
Shropshire, TF7 4QN

- Industrial workshop units from 3,367 to 29,478 sq ft (312.87 to 2,738.84 sq m)
- Available as three separate demises (Unit B1, Unit B5 and Units B2-B4) or can be taken as a whole
- All units include single storey office accommodation and WC facilities
- Service yards and on site car parking
- Opportunity to subdivide Units B2-B4 into three separate units

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Units B1-B5
Halesfield 8, Telford



LOCATION

The property is located on Halesfield Industrial Estate in the new town of Telford. Telford straddles the M54 motorway, being located approximately 15 miles from Junction 10 of the M5. The M54/M6 link gives easy access to the national motorway network, and to Wolverhampton some 18 miles to the southeast and Birmingham city centre approximately 35 miles distant. The county town of Shrewsbury is approximately 15 miles to the west via the M54 and A5 trunk road.

Halesfield is one of Telford's most established industrial areas, being developed from the 1970's. It is situated on the south eastern edge of the town and accessed via the A442 Queensway, which also affords access onto the M54 motorway approximately 3 miles to the north. Halesfield is home to a number of indigenous engineering and manufacturing concerns.

DESCRIPTION

The property comprises a terrace of six single storey industrial units, which are currently arranged to provide three separate demises: Units B1 and B5 offer two self-contained units and Units B2-B4 provide three interconnecting units available as a single demise.

The buildings are constructed of a steel truss framework with brick and blockwork elevations, which are partially clad with steel profile sheeting, beneath cement board roofs incorporating glazed roof lights.

Each unit provides workshop and office accommodation, with vehicular access to the front via a roller shutter door. The workshops have a minimum eaves height of approximately 12ft 10ins, although this increases significantly in Unit B2 to allow for a mezzanine floor. Unit B1 has integral single storey offices and the remaining units have an attached single storey office block to the front. The demise of Units B2-B4 also includes a boardroom. All properties benefit from WC facilities.

Outside, there is a service yard and car parking facilities to the front of each unit.

ACCOMMODATION

Unit B1	3,367 sq ft	312.87 sq m
Unit B5	3,807 sq ft	353.69 sq m
Units B2-B4	22,304 sq ft	2,072.28 sq m
Total Gross Internal Area	**29,478 sq ft**	**2,738.84 sq m**



SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property, including gas central heating and a 3-Phase power supply. Interested parties are advised to make their own enquiries.

PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

Long leasehold: The property is available to purchase as a whole on a long leasehold basis. Alternatively, Units B1 and B5 can be taken separately, together with Units B2-B5 as a single demise. It may also be possible to subdivide the latter into three separate units.

PRICE

The quoting price is one million pounds for the long leasehold interest of the property as a whole. Individual demise prices upon request.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is: Unit B1 £13,000; Unit B5 £14,000; Units B2-B4 £58,000.

ENERGY PERFORMANCE CERTIFICATE

The property is currently being assessed. Details available shortly.

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: Nathan Fern
Direct Line: 01952 521004 Mobile: 07957 828 569
Email: nathan@andrew-dixon.co.uk **Ref: BNF/2367**

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.

Printcode: 2018319

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