

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET / FOR SALE

[VIEW ONLINE](#)



HALESFIELD POINT, HALESFIELD 20, TELFORD, TF7 4QU

2,379 TO 19,108 SQ FT (221.02 TO 1,775.19 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A New Development of 21 High Quality Industrial Units which can be Combined to Create Larger Units

- New Development
 - Units from 2,379 sq ft (221 sq m) to 19,108 sq ft (1,775 sq m)
 - Established Industrial Location
 - Excellent Communication Links
 - Min 6m Eaves
 - Available Freehold or Leasehold
-



DESCRIPTION

The estate comprises a new development of three main block providing up to 21 units available on a freehold or leasehold basis.

Each unit benefits from the following specification:

- * Steel portal frame construction with profile insulated metal sheet cladding
- * Min 6M eaves height
- * Insulated, electric roller shutter doors to each unit
- * Polished concrete floor (50kN/m2 floor loading)
- * 3 phase 100 amp electric supply
- * Fibre optic cable fitted to each unit
- * 3-4 car parking spaces available per unit
- * Electric car charging provided to site
- * Cycle storage
- * Security fencing and CCTV

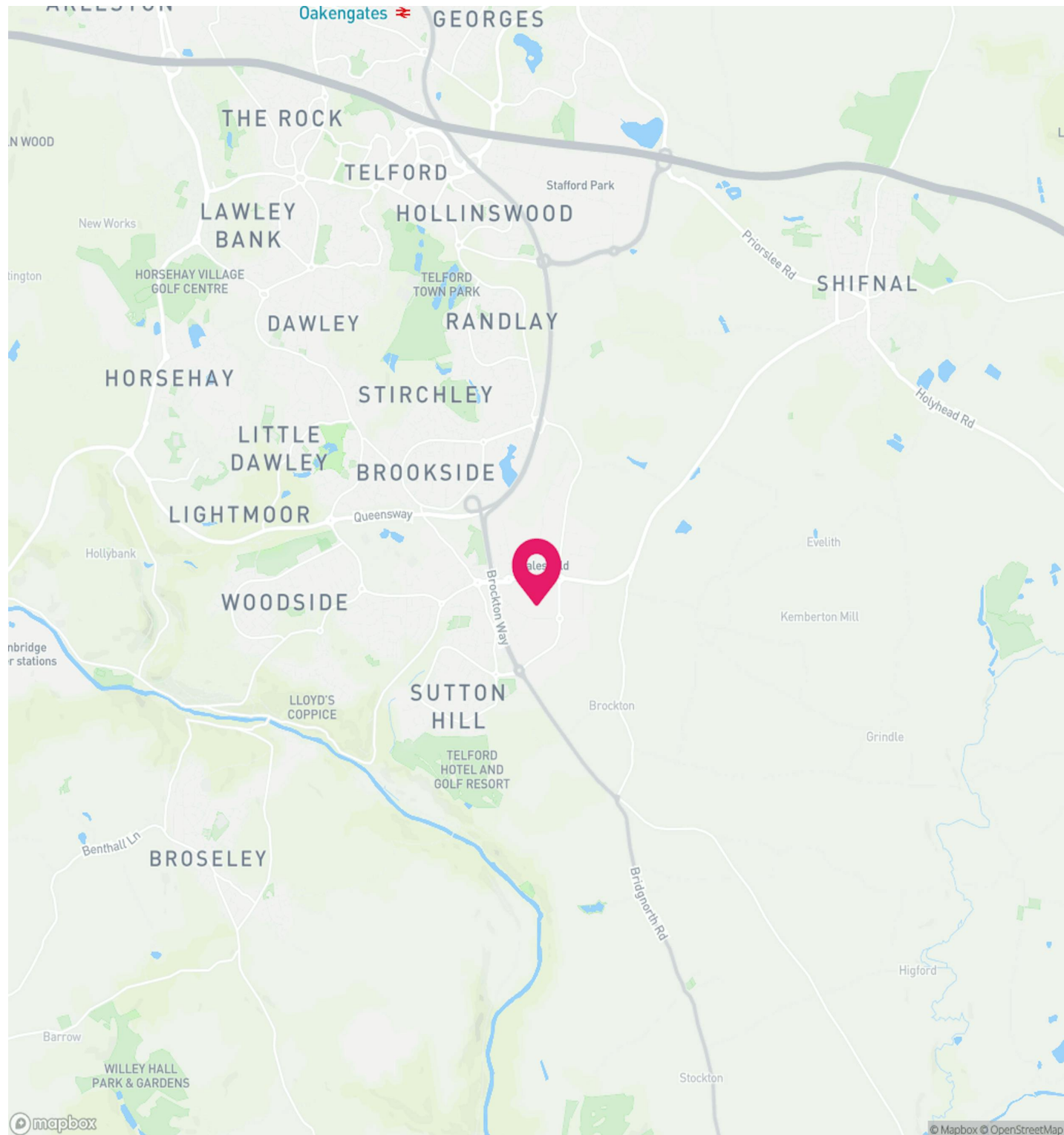


LOCATION

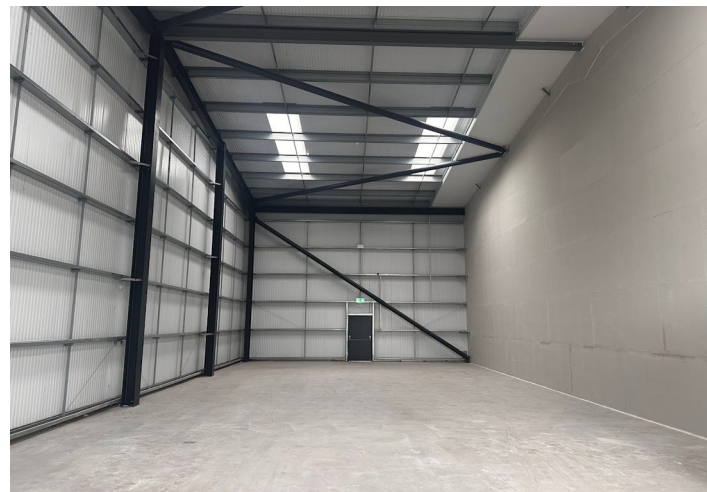
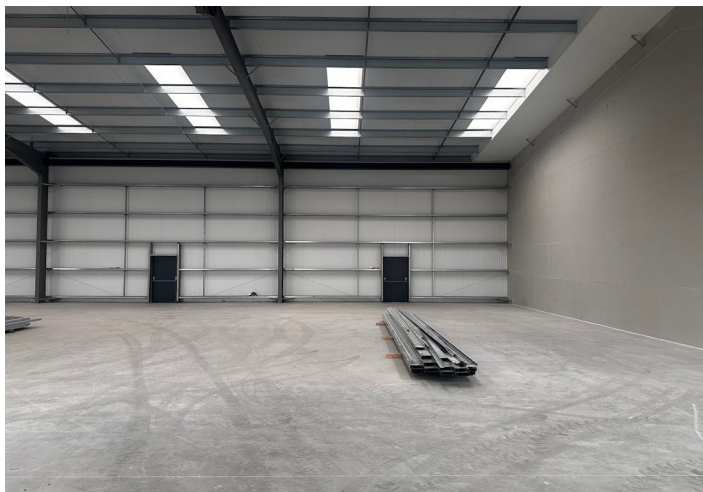
The site is situated in a prominent corner location fronting Halesfield 20, one of the main through routes on the estate.

Halesfield is one of Telford's principal employment areas approximately 4 miles to the South of Telford Town Centre. The A442 dual carriageway is nearby giving easy access to Junctions 4 and 5 of the M54, approximately 4 miles to the North.

Telford is a well-established commercial location within the West Midlands, situated approximately 33 miles North West of Birmingham and 64 miles South of Manchester. Telford's central positioning within the UK and strategic connectivity to the national motorway network via the M54 and M6 Motorways, provides excellent road connectivity to all areas of the Midlands, North West and South East.







AVAILABILITY

Name	sq ft	sq m	Availability
Unit - 1	2,417	224.55	Available
Unit - 2	2,379	221.02	Available
Unit - 3	2,379	221.02	Available
Unit - 4	2,417	224.55	Available
Unit - 6	2,417	224.55	Available
Unit - 7	2,379	221.02	Available
Unit - 8	2,379	221.02	Available
Unit - 9	2,379	221.02	Available
Unit - 10	2,379	221.02	Available
Unit - 11	2,379	221.02	Available
Unit - 12	2,379	221.02	Available
Unit - 13	2,417	224.55	Available
Unit - 14	2,417	224.55	Available

Name	sq ft	sq m	Availability
Unit - 15	2,379	221.02	Available
Unit - 16	2,379	221.02	Available
Unit - 17	2,379	221.02	Available
Unit - 18	2,379	221.02	Available
Unit - 19	2,379	221.02	Available
Unit - 20	2,379	221.02	Available
Unit - 21	2,417	224.55	Available
Total	47,808	4,441.58	

PLANNING USE

We understand the development is suitable for E, B2 and B8 Planning use.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

Rent on application

PRICE

£170 Per Sq ft for the Freehold

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



Edward Siddall-Jones

0121 638 0500
edward@siddalljones.com



Ryan Lynch

0121 638 0800
ryan@siddalljones.com



Scott Rawlings

0121 638 0500
scott@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)