



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNITS



**UNIT 15A & 15B, M54 SPACE CENTRE, HALESFIELD 8,
TELFORD, SHROPSHIRE, TF7 4QN**



- ◆ Refurbished industrial/warehouse units
- ◆ Large canopy covered secure yards
- ◆ Forms part of a popular managed Business Centre
- ◆ Located on the Halesfield Estate
- ◆ M54 only 4 miles distant

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LOCATION

M54 Space Centre is well located on the Halesfield Industrial Estate one of Telford's main business locations adjacent to the A442 Dual Carriageway, approximately 4 miles to the South of Telford Centre and the M54 Motorway. Notable occupiers on the Halesfield Estate include Protolabs, Morgan McLernon Transport, Besblock and CEDO.

DESCRIPTION

The M54 Space Centre provides a popular and well established Business Centre providing industrial and serviced office accommodation in a managed environment. It is home to a wide range of local businesses and benefits from an onsite café, security and 24 hour access available.

Both units have integral offices and roller shutter door access. LED lighting is fitted. There are canopied rear yards, which have security palisade fencing.

ACCOMMODATION

	SQFT	SQM
Unit 15A	3,430	319
Unit 15B	3,451	321

Both units have a yard area, which has a canopy cover and is security fenced.

SERVICES

We are advised that mains water, drainage and electricity are connected or available. Interested parties are advised to check the position with their advisors/contractors.

RENT

15A - £25,725 pa exclusive 15B - £25,882 pa exclusive

PLANNING

Interested parties are advised to make their own enquiries with Telford & Wrekin Council on 01952 380000.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

EPC

TBA

RATES

We are verbally advised by Shropshire Council that the current assessment is as follows:

15A - £21,000 Rateable Value
15B - £22,500 Rateable Value

Interested parties should enquire to the Local Authority to confirm their specific liability on 01952 380000.

WEBSITE

Aerial photography and further information is available at bulleysbradbury.co.uk/m54units

VIEWING

Strictly by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.



