



## Haybrook Industrial Estate, Halesfield 9 Telford, Shropshire, TF7 4QW

- Four individual units now available ranging from 3,492 sq ft to 4,290 sq ft
- Terraced units with single storey offices/ancillary
- Service/loading area to the rear and allocated car parking to the front
- Located 5 miles from Junction 4 of the M54 motorway

# Haybrook Ind Estate

## Halesfield 9, Telford

### LOCATION

Haybrook Industrial Estate is located in an established industrial area on Halesfield 9. Halesfield is one of the three principal industrial areas within Telford New Town and lies approximately 3 miles south of Telford Town Centre, accessible via the A442 dual carriageway at the Stirchley Interchange link. The estate benefits from good transport links, with Junction 4 of the M54 motorway approximately 5 miles distant providing convenient access throughout the town.

Situated approximately 32 miles northwest of Birmingham city centre and 15 miles east of the county town of Shrewsbury, Telford is a recognised regional and national focus for both economic and housing growth. Telford Town Centre is currently undergoing substantial investment as part of the 'Southwater' programme.

### DESCRIPTION

Haybrook Industrial Estate comprises 29 industrial/warehouse units arranged in four terraces. The units are of steel portal frame construction with brick/block elevations and profiled steel cladding above. The available units benefit from a single storey office and ancillary accommodation to the front.

Outside, allocated car parking is available to the front of each unit with loading and yard areas to the rear.

### AVAILABLE ACCOMMODATION

There are four individual units now available:

|         |             |          |
|---------|-------------|----------|
| Unit B3 | 4,289 sq ft | 398 sq m |
| Unit B4 | 4,290 sq ft | 399 sq m |
| Unit B6 | 4,276 sq ft | 397 sq m |
| Unit C4 | 3,492 sq ft | 324 sq m |

### SERVICES (NOT CHECKED OR TESTED)

We understand that mains water, drainage, electricity and gas are available or connected to the property.

### PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority - Tel: 01952 380 380.



**Consumer Protection From Unfair Trading Regulations 2008:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



### TENURE

The units are available to rent by way of new FRI leases on terms to be agreed.

### RENTS AND BUSINESS RATES

The rents and rateable values of the units are as detailed below:

| Unit No | Rent pa excl.    | Rateable Value (2023) |
|---------|------------------|-----------------------|
| Unit B3 | Upon application | £18,250               |
| Unit B4 | Upon application | £18,000               |
| Unit B6 | Upon application | £18,000               |
| Unit C4 | Upon application | £15,000               |

### SERVICE CHARGE

A service charge is levied by the landlord to cover communal costs and services. Further details are available upon request.

### ENERGY PERFORMANCE CERTIFICATE

Unit B3 - C( 71)  
Unit B4 - C( 68)  
Unit B6 - E(111)  
Unit C4 - D( 94)

### 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: Alex Smith MRICS

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/2906

Joint Agent - Bulleys Bradbury



Printcode: 2017516

### 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.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)