



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

From 4,276 ft² (397 m²)



**HAYBROOK INDUSTRIAL ESTATE, HALESFIELD 9,
TELFORD, SHROPSHIRE, TF7 4QW**



- ◆ To be refurbished
- ◆ Single storey offices/ancillary
- ◆ Allocated car parking
- ◆ Well located on the Halesfield Estate 4 miles from the Telford Town Centre and Junction 4 M54
- ◆ Service/loading area to the rear

VIEW MORE AT BULLEYSBRADBURY.CO.UK

LOCATION

Haybrook Industrial estate is located at Halesfield 9, an established industrial area in Telford. Junction 4 on the M54 is approximately 4 miles from the estate approached via the A442 dual carriageway providing convenient access throughout the Town.

Situated approximately 32 miles north west of Birmingham City Centre and approximately 15 miles east of the County Town of Shrewsbury, Telford is a recognised regional focus for both economic and housing growth.

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 single storey office and ancillary accommodation to the front.

ACCOMMODATION

Gross internal areas approximately:-

	sqft	sqm
Unit B3	4,289	398
Unit B4	4,290	398
Unit B6	4,276	397
Unit C4	3,492	324

SERVICES

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

RENTAL

Unit B3 - £32,235 per annum exclusive
Unit B4 - £32,175 per annum exclusive
Unit B6 - £32,070 per annum exclusive
Unit C4 - £26,190 per annum exclusive

LEASE TERMS

The units are available by way of a new full repairing and insuring lease on a term to be agreed.

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.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Contact the agents for full details.

EPC

EPC Certificates have been awarded as follows:

Unit B3 - C71
Unit B4 - C68
Unit B6 - E111
Unit C4 - D94

RATES

We are verbally advised by Telford & Wrekin Council that the Rateable Values from 1st April 2023 to present, are as follows:

Unit B3 - £18,250
Unit B4 - £18,000
Unit B6 - £18,000
Unit C4 - £15,000

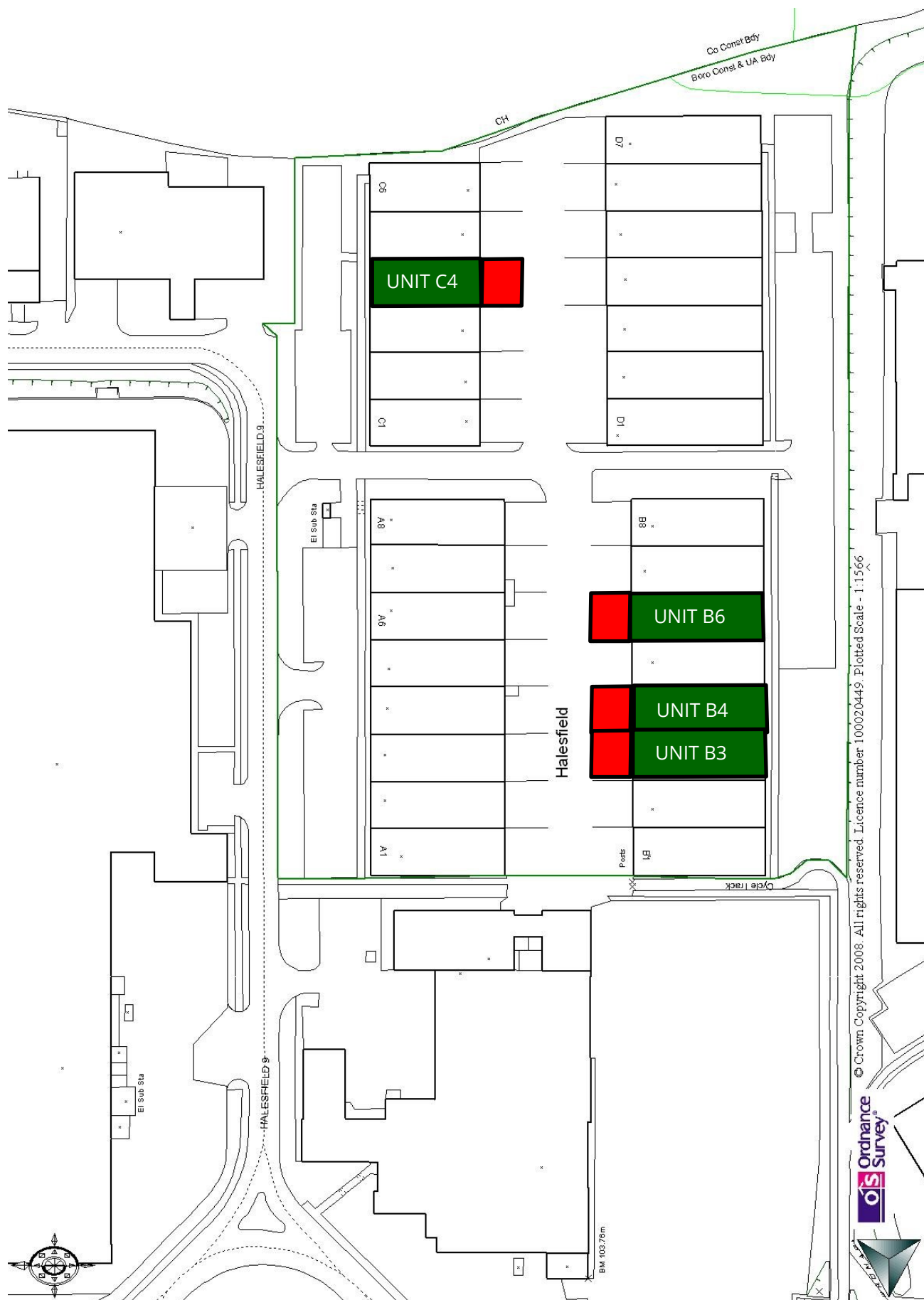
WEBSITE

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

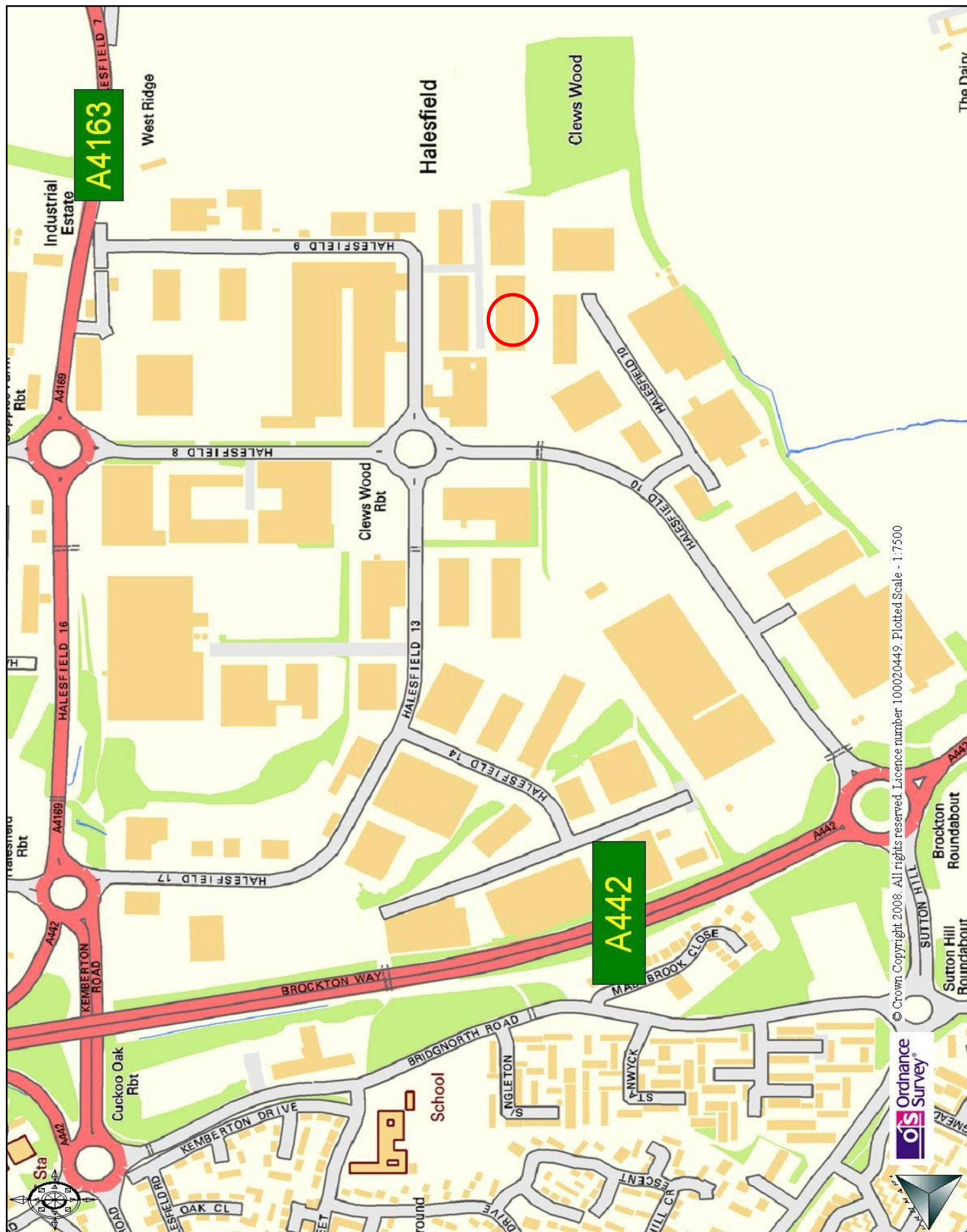
VIEWING

Strictly by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233 or Joint Agent, Andrew Dixon & Company.

Details updated 04.25



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



IMPORTANT NOTICE

Bulleys Bradbury for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- All descriptions, dimensions, references 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 tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Bulleys Bradbury has any authority to make or give any representation or warranty whatever in relation to this property.
- All rentals and prices are quoted exclusive of VAT.
- The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.