



THE COMMERCIAL PROPERTY SPECIALISTS

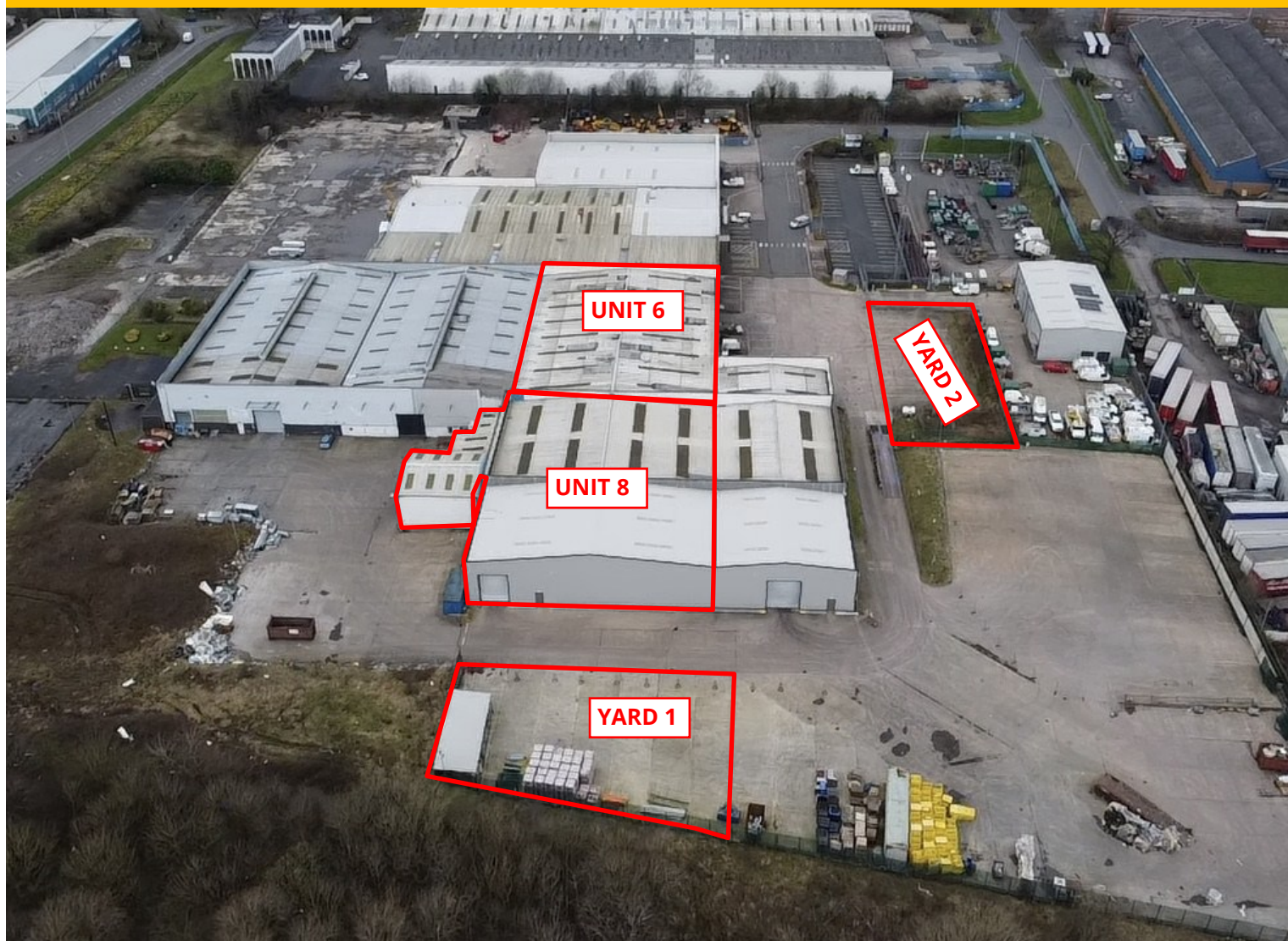
TO LET

INDUSTRIAL UNITS & YARDS

17,976 - 36,322 ft² (1,670 - 3,374 m²)



**UNITS 6 & 8 AT EPIC PARK, HALESFIELD 7,
TELFORD, SHROPSHIRE, TF7 4BF**



◆ Warehouse units from 17,976 sqft (1,670 sqm)

◆ Internal eaves 7m (23ft)

◆ M54/Telford approximately 4 miles

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LOCATION

The Epic Park Development 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.

The properties form part of the Epic Park Estate, with occupiers including National Grid, Trade Cooling and QI Van Systems.

DESCRIPTION

Internal eaves is in the region of 7m (23ft) with a variety of roller shutter entrance doors.

Unit 6 provides an open span warehouse with an integral ground floor office. There is a single roller shutter door to the front. Opposite is a yard of 0.20 acres, which can be let in addition.

Unit 8 provides 3 main areas of warehouse, with roller shutter access doors at the side and rear of the unit. Opposite is a yard of 0.25 acres, which can be taken in addition.

ACCOMMODATION

Gross internal areas approximately:-

	sqft	sqm
Unit 6	17,976	1,670
Unit 8	18,346	1,704
Yard 1 - 0.25 acres		
Yard 2 - 0.20 acres		

SERVICES

We are advised that mains water, drainage and electricity are connected or available. We understand that there is a high potential power provision up to 400 KVA. Interested parties are advised to check the position with their advisors/contractors.

TENURE

To let on new leases. Terms upon application.

Unit 6 - £98,868 pa

Unit 8 - £100,903 pa

Yards are in addition, if required

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

An EPC has been carried out on this property as follows:

Unit 6 - C(63)

Unit 8 - C(65)

RATES

We understand that the property is currently assessed as follows:

Rateable Value (from 1st April 2023):

Unit 6 - £51,500 Warehouse and premises

Unit 8 - £39,000 Warehouse and premises

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

SERVICE CHARGE

A service charge is payable in addition - details upon application.

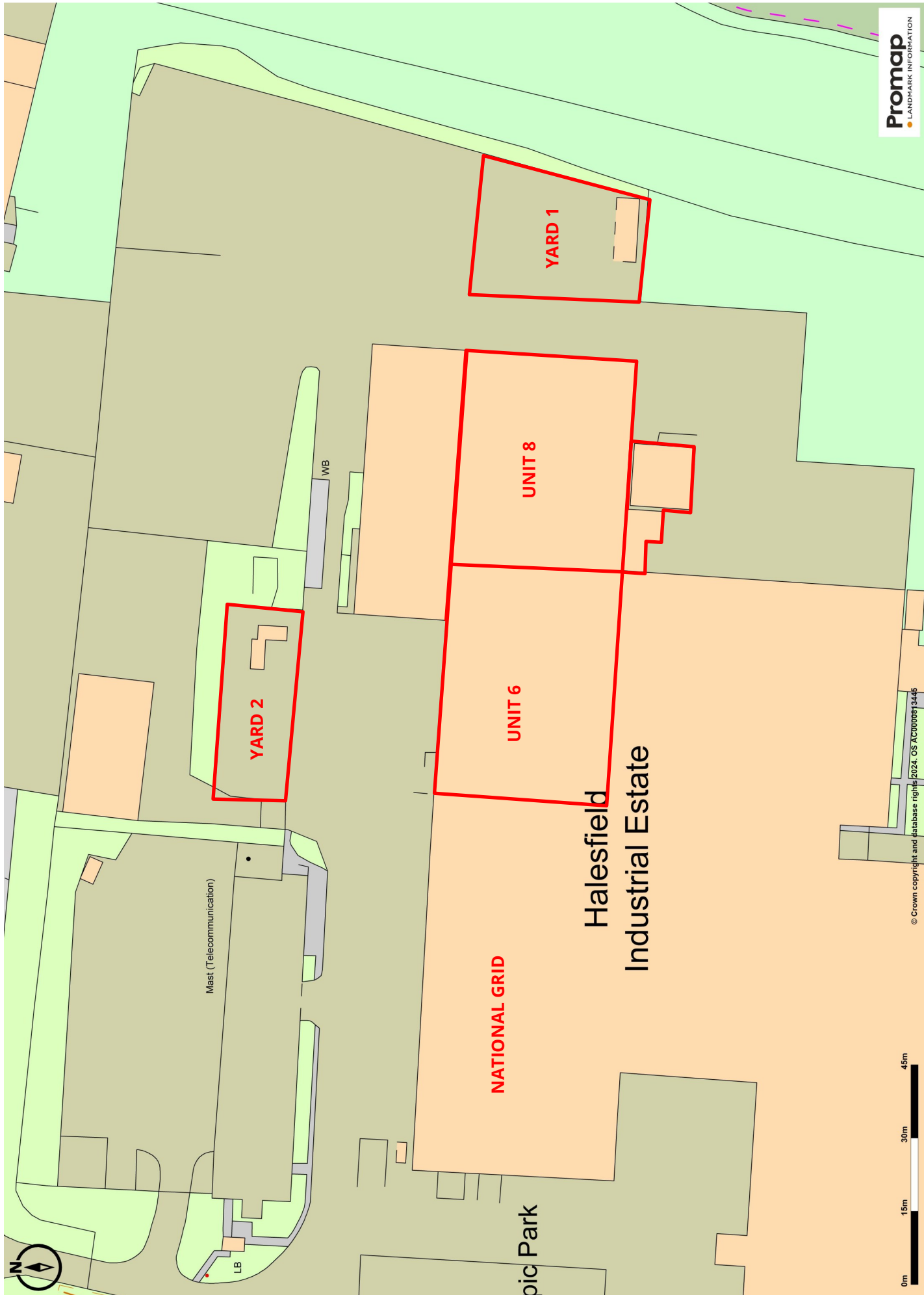
WEBSITE

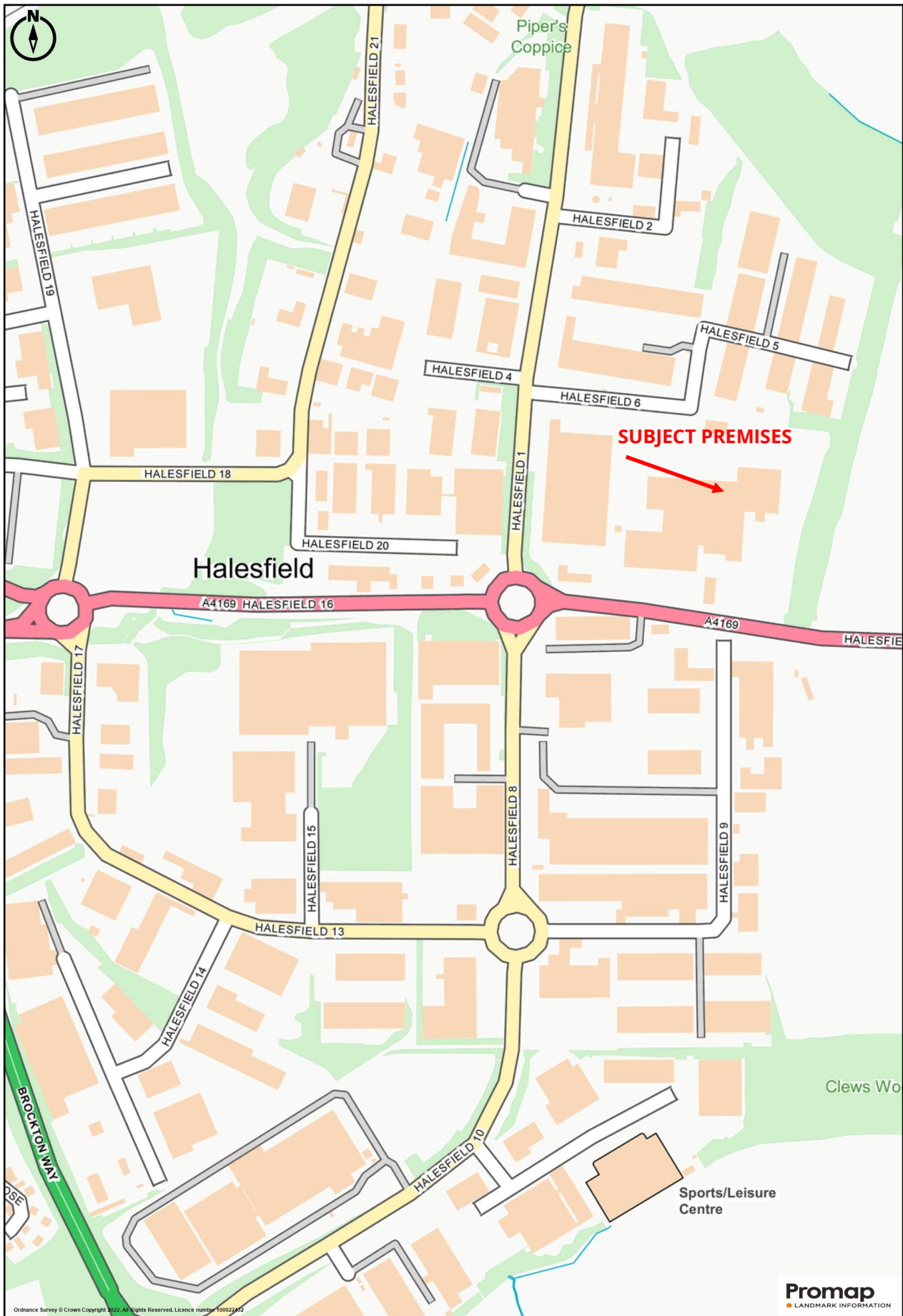
Aerial photography and further information is available at bulleysbradbury.co.uk/epicpark

VIEWING

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







IMPORTANT NOTICE

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

- (i) 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.
- (ii) 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.
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