

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

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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

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- 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
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## 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

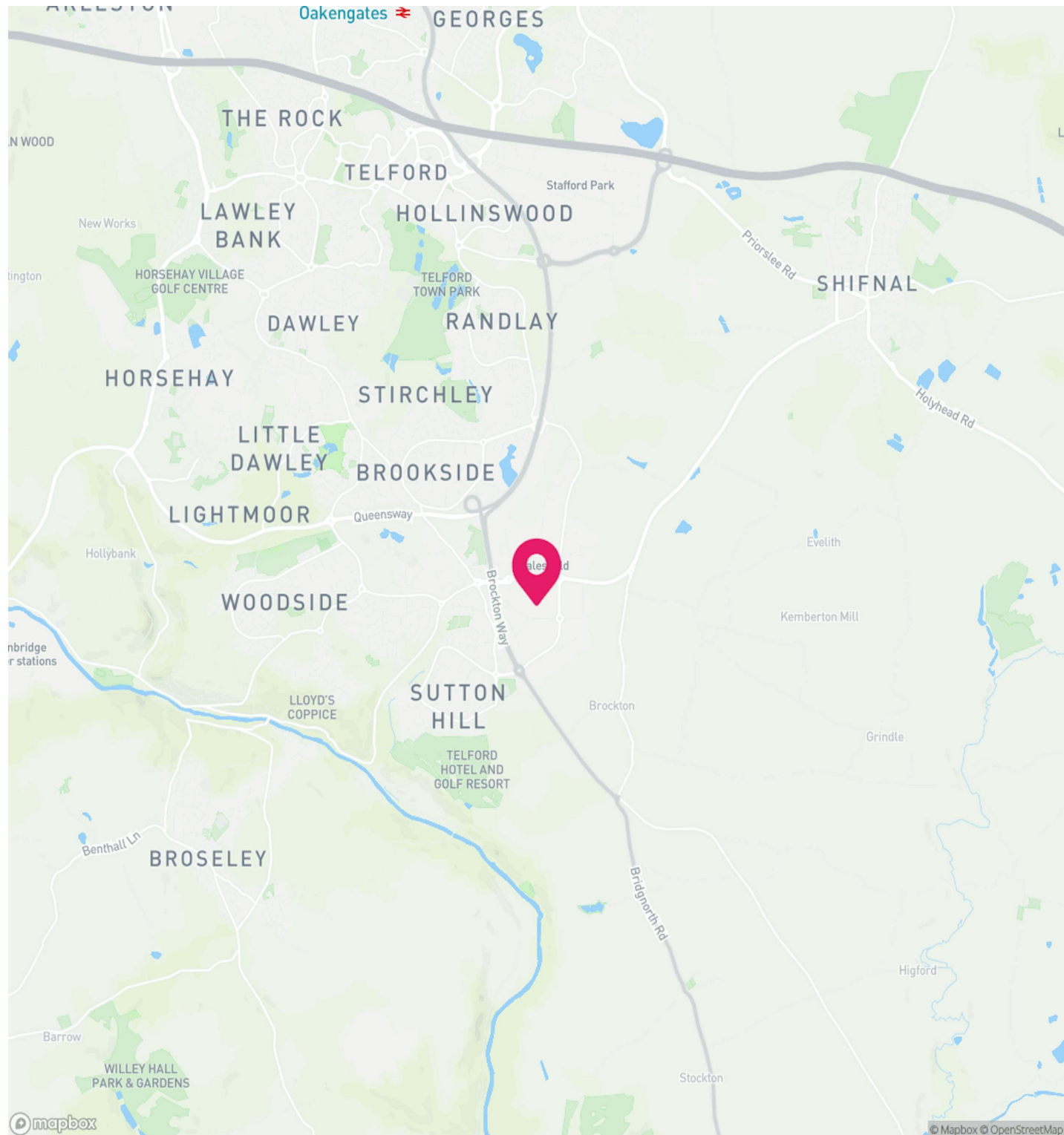


## LOCATION

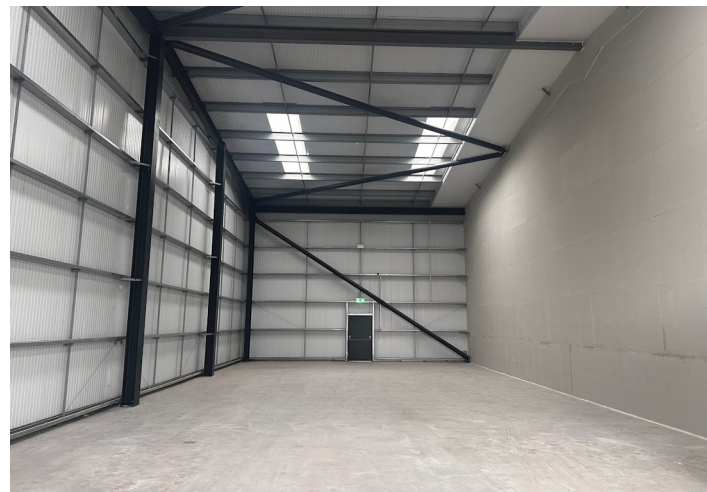
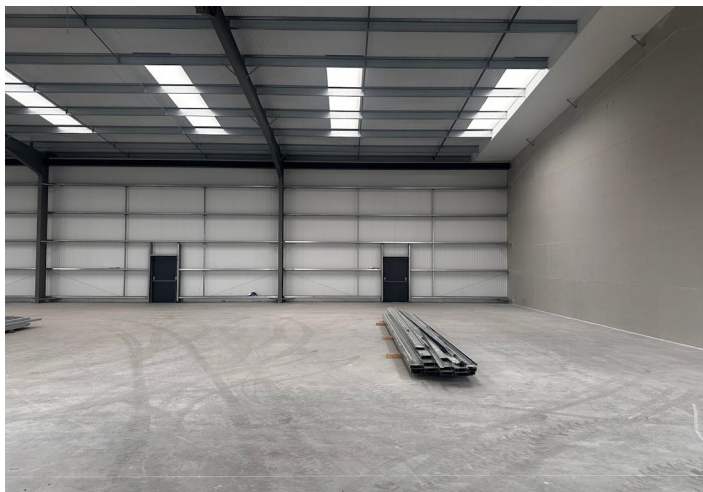
The site is situated in a prominent corner location fronting Halesfield 20, one of the main through routes on the estate.

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 | 07803 571 891  
edward@siddalljones.com



**Ryan Lynch**

0121 638 0800 |  
07710022800  
ryan@siddalljones.com



**Scott Rawlings**

0121 638 0500 |  
07745521743  
scott@siddalljones.com

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