

New Industrial Units TO LET (May Sell)

2,379 sq ft - 19,108 sq ft
(221 sq m - 1,775 sq m)

HALESFIELD POINT

Halesfield 20 | Telford | **TF7 4QU**

 Excellent access
to M54 motorway

 Prominent position

 Established industrial location

Halesfield Point is a brand new development of 20 high quality industrial units comprising 3 terraced blocks totalling 47,808 sq ft (4,441 sq m).

Units are available from 2,379 sq ft (221 sq m) to 19,108 sq ft (1,775 sq m).

Halesfield Point 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.

Major occupiers in the area include:-





Accommodation

Unit	sq ft	sq m
1	2,417	225
2	2,379	221
3	2,379	221
4	2,417	225
Total terrace	9,592	891
6	2,417	225
7	2,379	221
8	2,379	221
9	2,379	221
10	2,379	221
11	2,379	221
12	2,379	221
13	2,417	225
Total terrace	19,108	1,775
14	2,417	225
15	2,379	221
16	2,379	221
17	2,379	221
18	2,379	221
19	2,379	221
20	2,379	221
21	2,417	225
Total terrace	19,108	1,775
TOTAL	47,808	4,441

Units are available individually or can be combined.

TYPICAL UNIT





Steel portal frame construction with profile insulated metal sheet cladding



Clear height to underside of haunch 5.2m. Eaves height 5.5m



Insulated sectional overhead doors to each unit



3 phase 100 amp electric supply



Polished concrete floor (50kN/m² floor loading)



Fibre optic cable fitted



3-4 car parking spaces available per unit



Capacity to install electric car charging



Cycle storage

**Planning**

Suitable for E, B2 and B8 Planning use.

Tenure/Terms

Units are available to let on new lease terms or alternatively sales may be considered. Terms/rent upon application.

Service Charge

Service charge is payable for the general maintenance and repair of the common areas.

VAT

All figures are subject to VAT.



Sat Nav: **TF7 4QU**

 **delay.dreams.clearcut**



Viewing

For further information or to arrange a site inspection, contact:

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