



ECLIPSE PARK

HALESFIELD 7, TELFORD TF7 4BF

Brand New High Bay Industrial/Warehouse Units

TO LET OR FOR SALE

34,650 – 56,700 sq ft (3,219 – 5,268 sq m)

UNDER CONSTRUCTION



Established
Industrial Location



Prominent
Roadside Position



Detailed planning
for B8 use



Junctions 4 & 5
M54 4 miles

Eclipse Park is a brand new development of two quality, high bay industrial/warehouse units totalling 101,321 sq ft (9,413 sq m) with units available from 34,650 sq ft (3,219 sq m).

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.

Telford and the surrounding area has experienced significant inward investment in recent years, including the £83 million Ministry of Defence fulfilment centre built in 2017 and Jaguar Land Rover's 750,000 sq ft advanced engine facility at i54. The 226 acre strategic development site at i54 comprises approximately 2.5 million sq ft of commercial development which has already significantly boosted the regional economy and surrounding industrial market.

Eclipse Park is situated in a prominent roadside location fronting the A4169, linking Halesfield and Shifnal.

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.

Nearby occupiers include:





TENURE

The units are available to let on new leases or alternatively sales will be considered.

RENT/RATES/ESTATE CHARGE

Available upon request.

PLANNING

Detailed planning for B8 use.

VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required.



ACCOMMODATION

Unit	Warehouse Sq ft (Sq m)	Mezzanine Office Sq ft (Sq m)	Total Sq ft (Sq m)
1	54,000 (5,017)	2,700 (251)	56,700 (5,268)
2	33,000 (3,066)	1,650 (153)	34,650 (3,29)

Floor areas subject to measurement upon completion.

Specification

 Steel frame unit with insulated composite clad elevations

 8 insulated sectional overhead doors

 10.2m eaves height

 Gas and water connected

 3 phase power

 Reinforced concrete slab (60kN/m²)

 Dedicated car parking spaces

 Cycle storage



UNIT 1

ACCOMMODATION

Unit	Warehouse Sq ft (Sq m)	Mezzanine Office Sq ft (Sq m)	Total Sq ft (Sq m)
1	54,000 (5,017)	2,700 (251)	56,700 (5,268)

Floor areas subject to measurement upon completion.



Specification

-  Steel frame unit with insulated composite clad elevations
-  4 insulated sectional overhead doors
-  10.2m eaves height
-  Gas and water connected
-  3 phase power
-  Reinforced concrete slab (60kN/m²)
-  Dedicated car parking spaces
-  Cycle storage

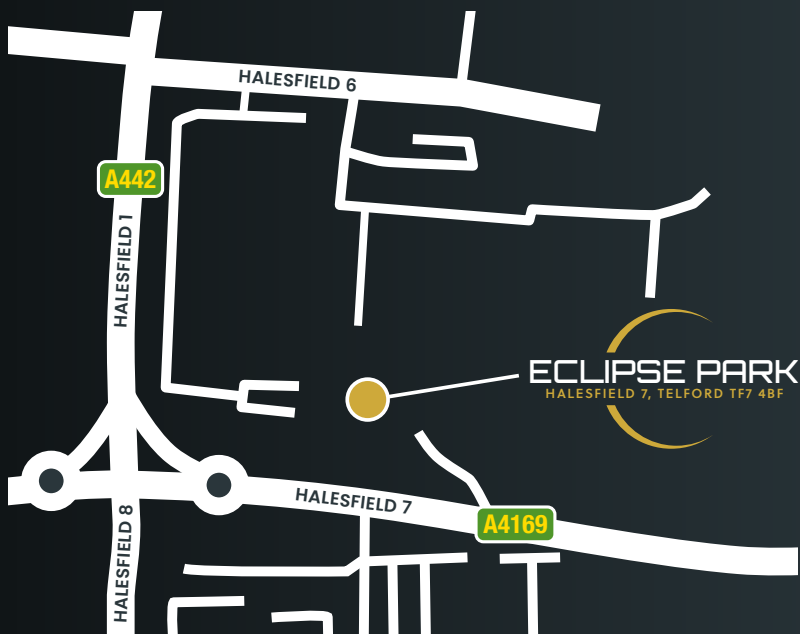


UNIT 2

ACCOMMODATION

Unit	Warehouse Sq ft (Sq m)	Mezzanine Office Sq ft (Sq m)	Total Sq ft (Sq m)
2	33,000 (3,066)	1,650 (153)	34,650 (3,219)

Floor areas subject to measurement upon completion.



tooth.measuring.syndicate



For further information or to arrange an inspection please contact:

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