



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

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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

Price on application.

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

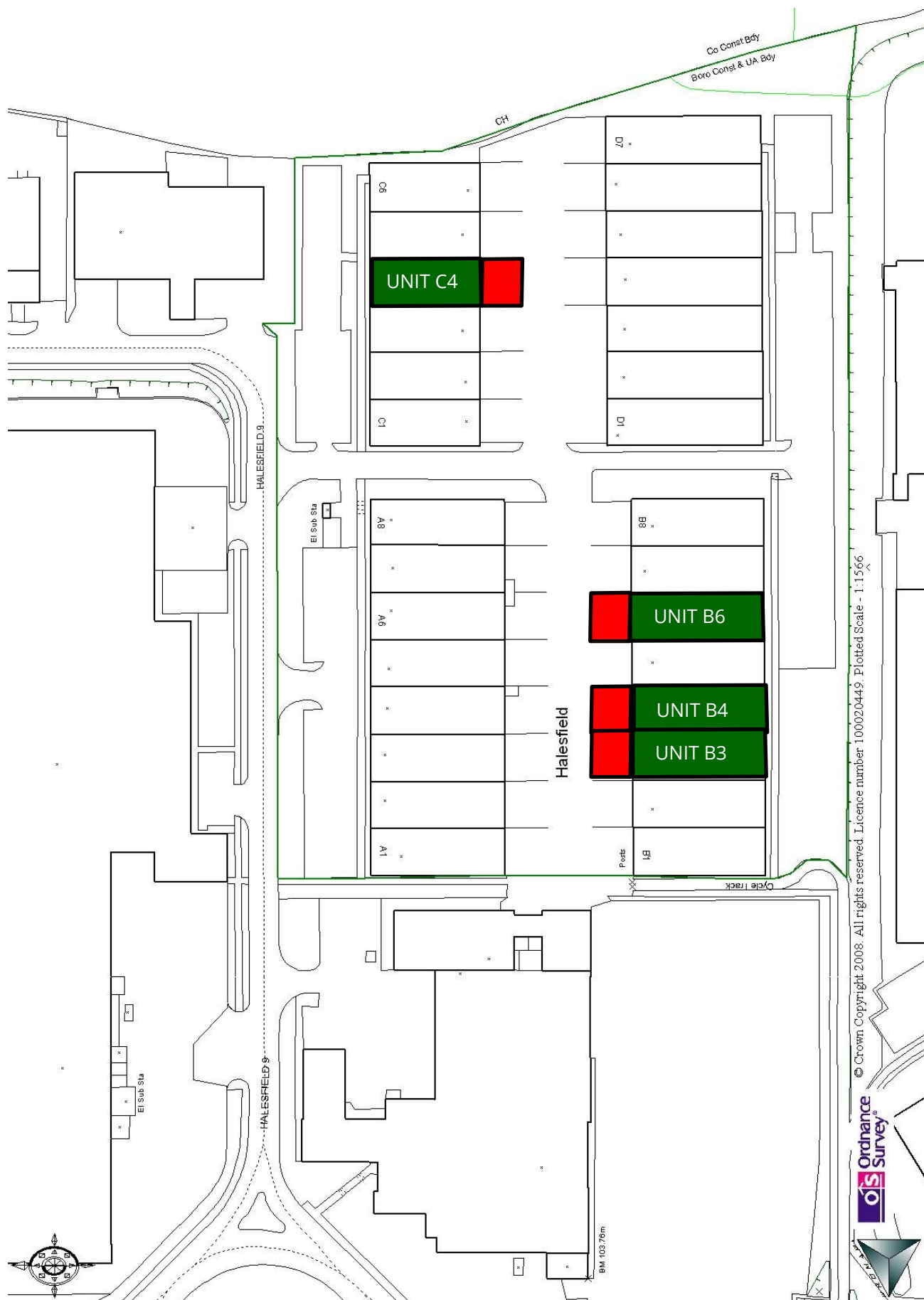
WEBSITE

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

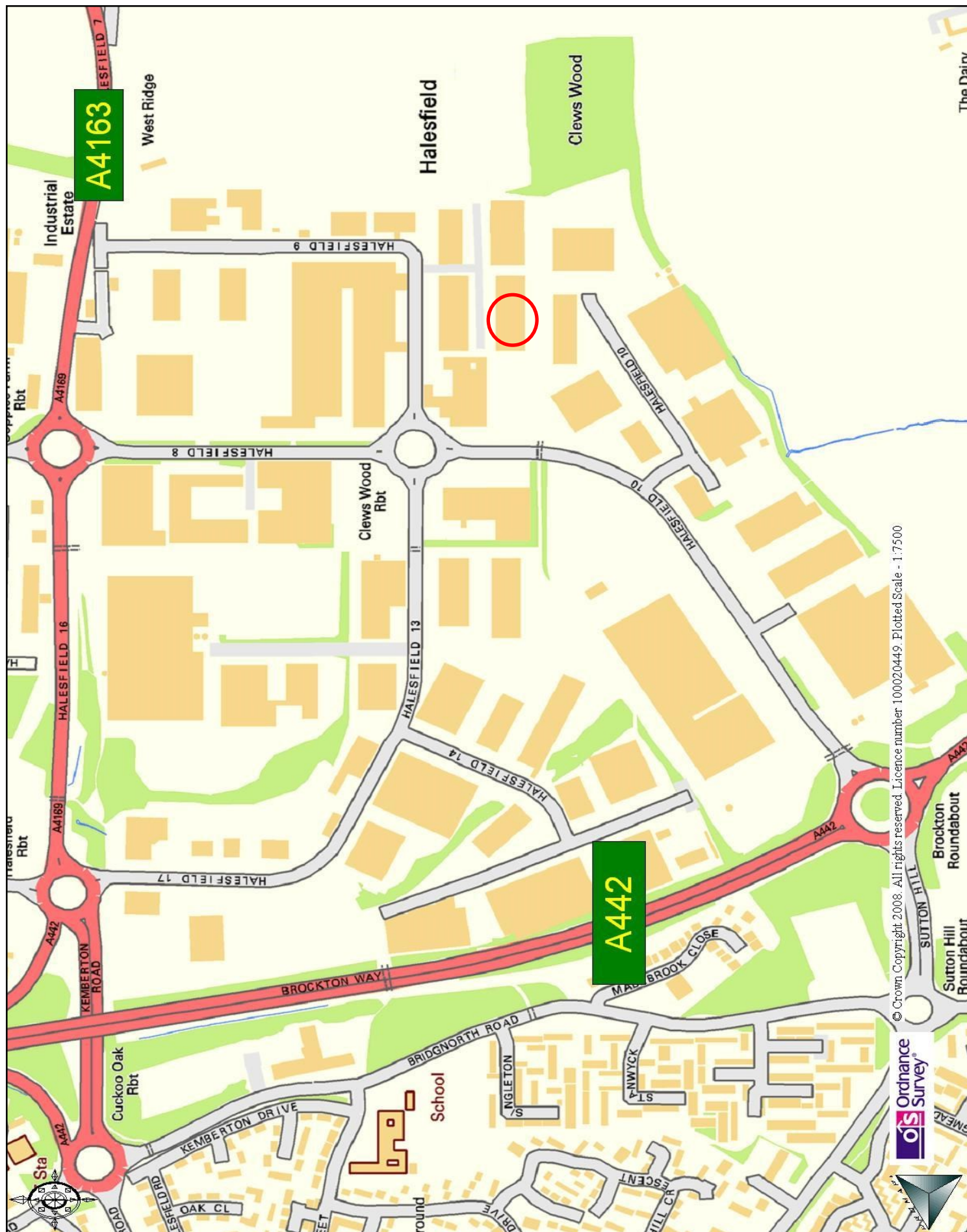
VIEWING

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

Details updated 06.25



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



IMPORTANT NOTICE

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