



TO LET / FOR SALE
SUBSTANTIAL INDUSTRIAL WAREHOUSE FACILITY
HARCOURT HALESFIELD 15

21,120 SQ M
227,336 SQ FT

DESCRIPTION

The property comprises a substantial Industrial warehouse facility of steel portal frame construction and two storey ancillary offices. The specification includes the following;



4.68m-7.6m
Eaves



8 Level
Access Door



Fully
Sprinkled



Two x 6 tonne
& One x 3 tonne
gantry cranes



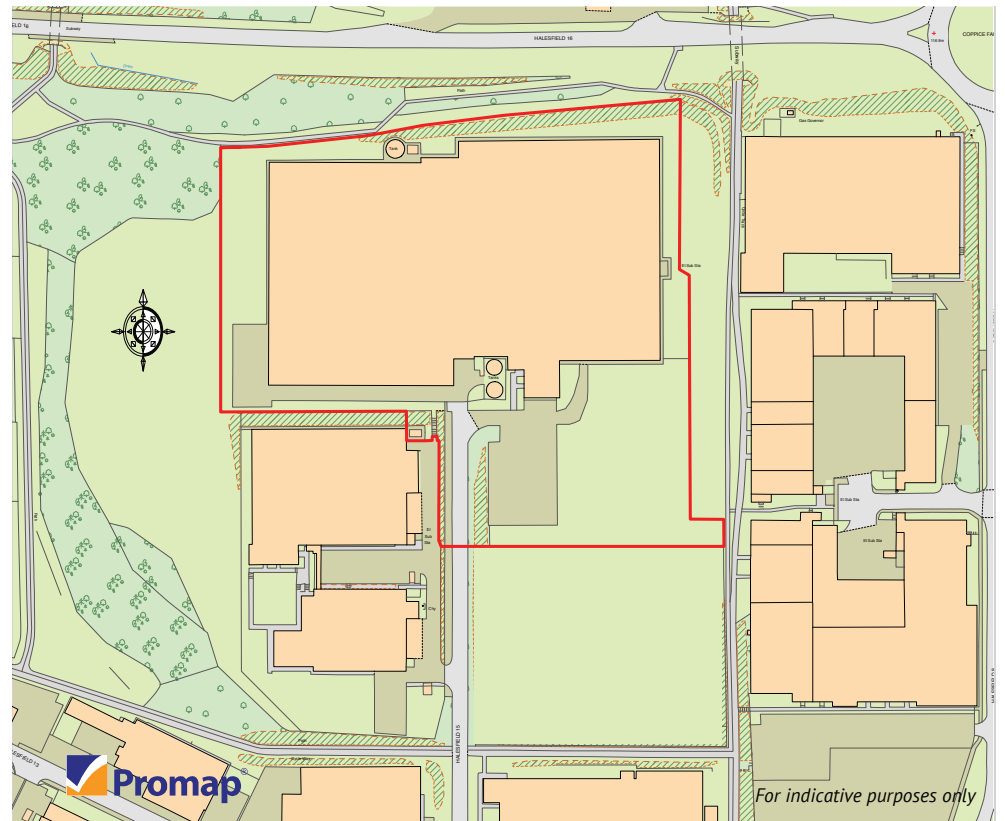
Two-storey
offices

ACCOMMODATION

The property provides the following approximate gross internal floor area;

Units	Sq m	Sq ft
Office ground	476	5,119
Office first	1,169	12,586
Warehouse	19,438	209,225
Plant and pump house	38	406
Total Gross Internal Area (approx)	21,120	227,336

SITE





VAT

All prices are stated exclusive of VAT, which may be payable at the prevailing rate in addition.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.



BUSINESS RATES

The property has a Factory and premises description with a rateable value of £417,500 within the 2017 Rating List. Note that this is not the rates payable figure.

TERMS

To Let by way of a new Lease on terms to be agreed.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The Tenant/purchaser is advised to obtain verification from their contractor, surveyor, or solicitor.

PRICE

The freehold is available to purchase. Contact the agents for details.

EPC

The property has an Energy Performance Certificate rating of C69.

LOCATION

The property is situated within the established Halesfield Industrial Estate, one of Telford's three main industrial locations. Telford Town Centre has seen a £250m development at Southwater over recent years and is approximately 4 miles to the north with Telford Central railway station being the same distance providing regular services to Shrewsbury, Wolverhampton, and Birmingham. Telford is located in the West Midlands and is approximately 15 miles east of Shrewsbury and 17 and 33 miles to the north west of Wolverhampton and Birmingham.

Major manufacturers in the town include GKN, Denso, Epson, Magna International, Magna Castngs, Makita, Ricoh UK and BAE Systems.



**Harcourt
Halesfield
15
TF7 4LE**



5 miles to M54/A5 –21 miles to M6

DESTINATION	MILES	TIME*
Birmingham	35	1hr 11m
Bristol	100	2hr 10m
Nottingham	74	1hr 24m
Leicester	67	1hr 27m
Manchester	82	1hr 43m
London	154	2hr 45m

*Journey times are approximate and based on travel by HGV drive times / Journey times to cities are calculated to city centre.

**Lambert
Smith
Hampton**

Viewing strictly by prior appointment with the joint agents:

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