

**TO LET** UNIT B6, HALESFIELD 11  
TELFORD, TF7 4PH

**harrislamb**  
PROPERTY CONSULTANCY



## INDUSTRIAL/WAREHOUSE PREMISES

**5,356 sq ft (497.57 sq m)** (Approx. Total Gross Internal Area)

- 4.2m clear internal height
- Ground floor offices & ancillary
- Secure rear loading yard
- Communal car park

## DESCRIPTION

The property comprises a mid-terrace industrial property with the following specification:

- 4.2m clear internal height rising to 5.1m
- Ground level loading door
- Fenced and gated service yard
- Ground floor offices & ancillary
- First floor store
- Communal car park

## ACCOMMODATION

	SQ M	SQ FT
Warehouse	305.11	3,284
Office & ancillary	159.14	1,713
First floor store	33.32	359
<b>TOTAL</b> Approx. Gross Internal Area	<b>497.57</b>	<b>5,356</b>

## TENURE

A new lease is available for a terms of years to be agreed.

## RENT

A commencing rent of £35,000 per annum exclusive, subject to contract.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating C(54).



**POSTCODE: TF7 4PH**

## LOCATION

The property is located in Halesfield 11, within Halesfield Industrial Estate, and access off Halesfield 10. The A442 dual carriageway connects north and south Telford and provides convenient access to Junctions 4 and 5 of the M54 motorway, approximately 4 miles to the north of the property. Telford is located 33 miles north west of Birmingham, 15 miles south east of Shrewsbury and 17 miles north west of Wolverhampton.

## PLANNING

Interested parties are advised to make their own enquiries to the local planning authority.

## SERVICES

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

## SERVICE CHARGE

We understand that there may be a provision for a service charge to be payable for the maintenance and upkeep of the external estate areas.

## LEGAL COSTS

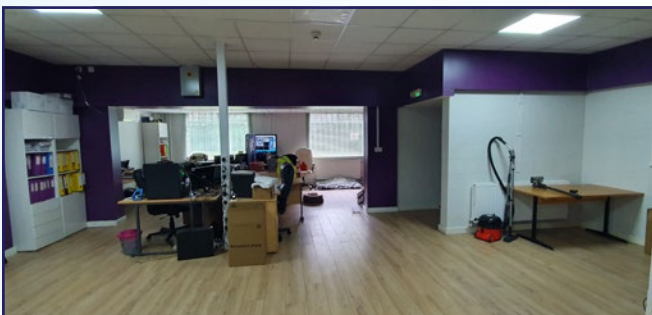
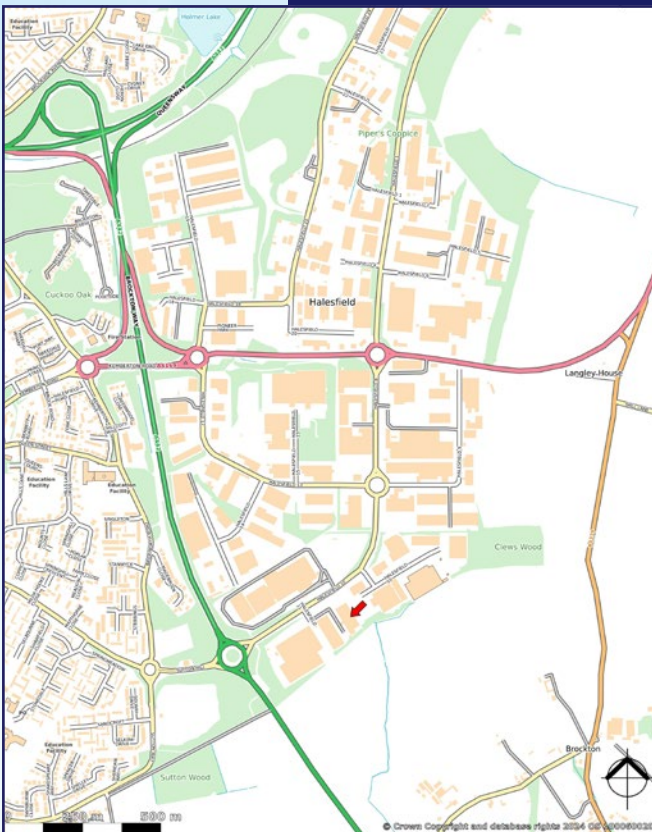
Each party will be responsible for their own legal and professional costs.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## MONEY LAUNDERING

Money Laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



**VIEWING** Strictly via sole agents

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**harrislamb**  
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**SUBJECT TO CONTRACT** Ref: T2066 Date: 05/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

