

# H15

SUBSTANTIAL INDUSTRIAL  
WAREHOUSE FACILITY AND YARD  
AVAILABLE AS A WHOLE OR SPLIT

25,000-169,000 SQ FT

**TO LET**

**HARCOURT HALESFIELD 15** TELFORD | TF7 4LE



# THE OPPORTUNITY

**WHOLE SITE: 169,000 sq.ft (15,701 sq.m)**

The unit comprises a steel portal frame warehouse totalling 169,000 sq ft with substantial external storage. It benefits from:

- 4.5-7.6m eaves
- Level access loading
- Sprinkler system
- LED lighting
- Two storey offices

**SPLIT 01: 55,629 sq.ft (5,170 sq.m)**

The unit benefits from the following salient details;

- 4.8m to underside
- 7 roller shutter doors elevations
- LED lighting
- 2 separate yard areas to the front and side
- Translucent roof lights to the warehouse area

**SPLIT 02: 25,006 sq.ft (2,324 sq.m)**

Accessed from a large canopy area. The area will benefit from;

- LED lighting
- Translucent roof lights to the warehouse area
- 7.6m eaves
- Roller shutter access

**SPLIT 03: 87,081 sq.ft (8,093 sq.m)**

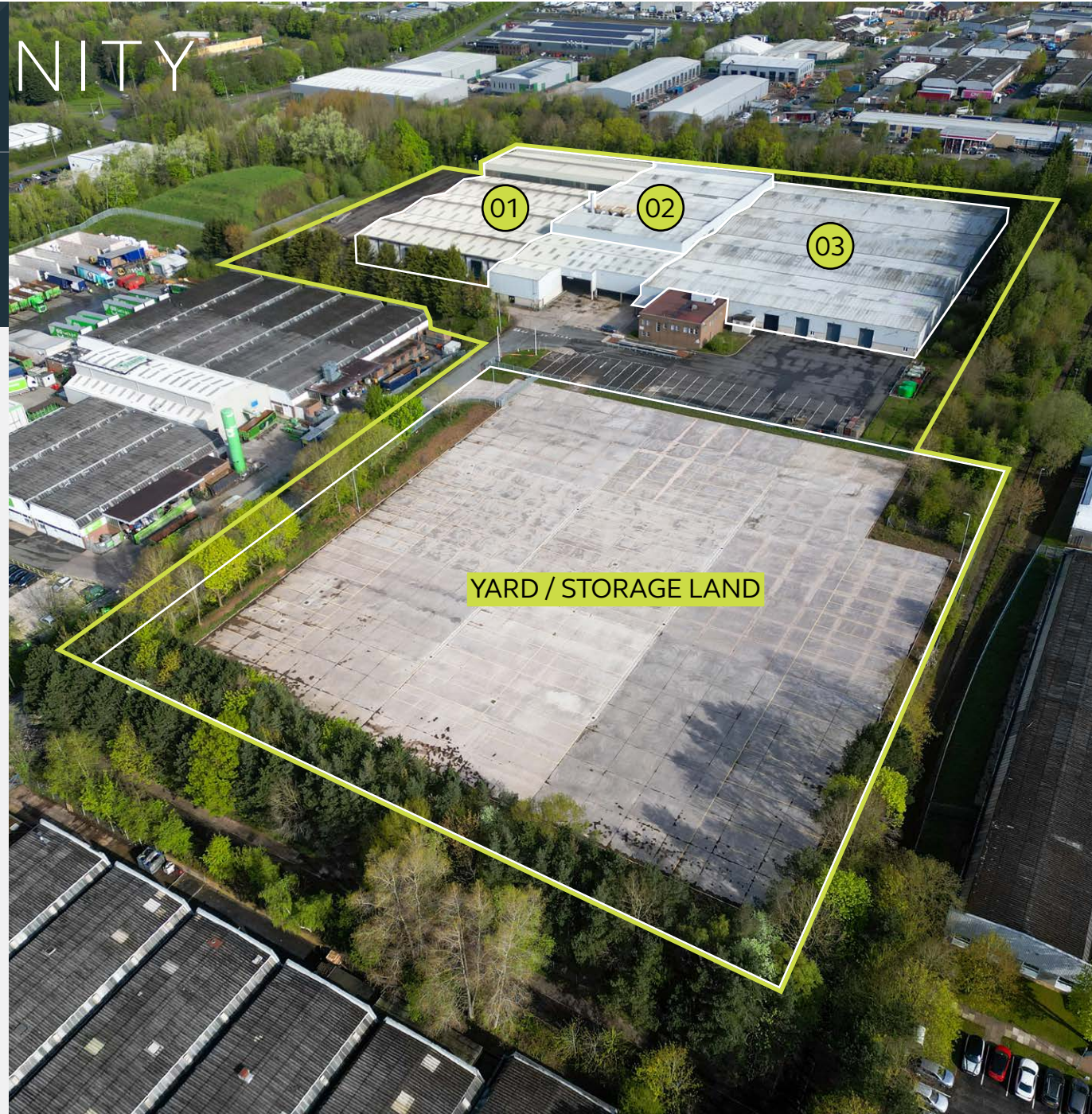
The unit benefits from;

- 4.8m to underside
- A large yard area to the front
- 4 roller shutter doors
- Two storey office and canteen area

**YARD / STORAGE LAND: 3 Acres (1.2 Ha)**

The site forms a 3 acre concrete secure open storage yard area of rectangular shape benefiting from the following:

- Gated secure site
- Concrete yard throughout



# LOCATION

The property is situated within the established Halesfield Industrial Estate, one of Telford's three main industrial locations.

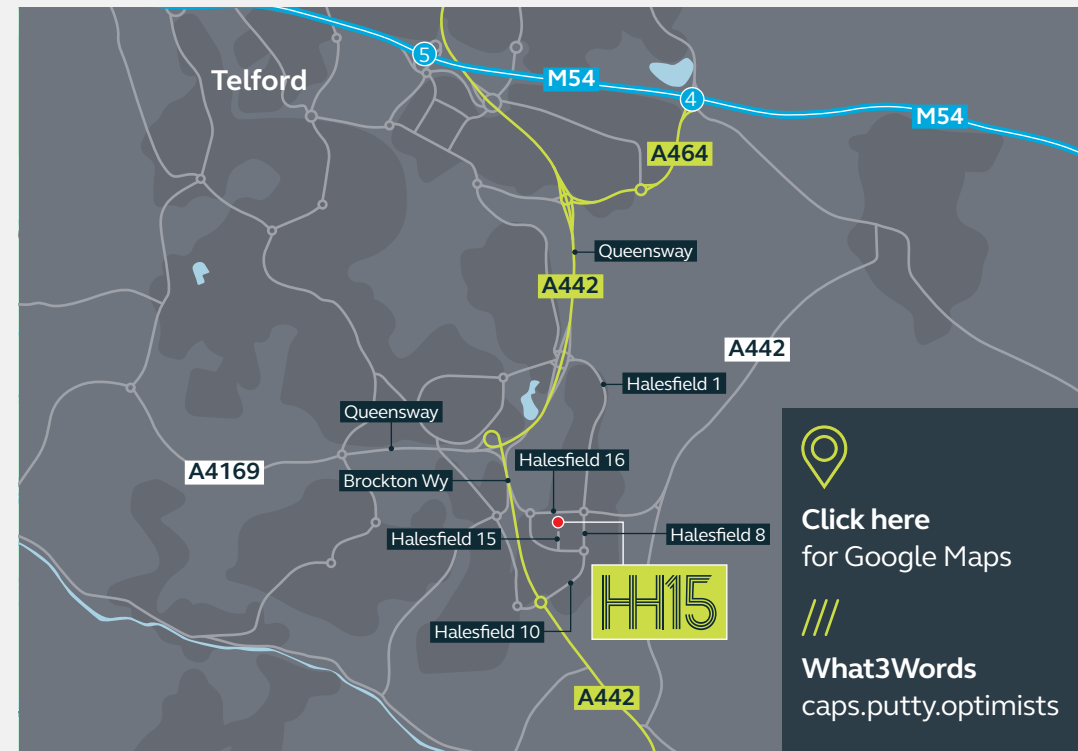
Telford Town Centre has seen a £250m development at Southwater over recent years and is approximately 4 miles to the north with Telford Central railway station being the same distance providing regular services to Shrewsbury, Wolverhampton, and Birmingham.

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.

Destination	Miles	Time*
Birmingham	35	1hr 11m
Bristol	100	2hr 10m
Nottingham	74	1hr 24m
Leicester	67	1h 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.





## CONTACT

Viewing strictly by prior appointment  
with the joint agents:



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## FURTHER INFORMATION

### PRICE

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

### TERMS

The unit is available by way of a new lease  
on terms to be agreed.

### 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.

### 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.

### BUSINESS RATES

The rateable value for the whole premises is  
£490,000. If split the RV will need to be assessed.

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