

Open Storage Land Opportunity TO LET.

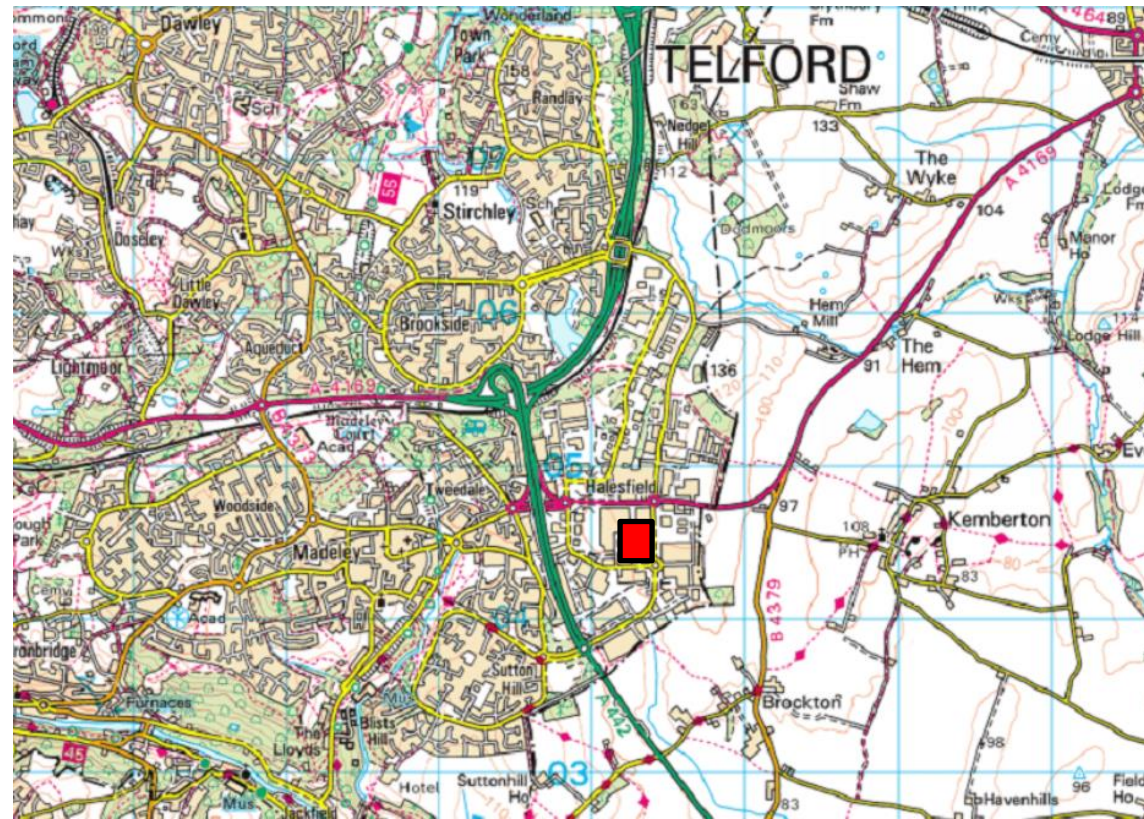


***Harcourt, Halesfield 15, Telford TF7 4LE.
3.0 Acres (1.21 Hectres).***

PROPERTY SUMMARY.

The site forms a 3.0 acre concrete secure open storage yard area of rectangular shape benefiting from the following:

- Gated secure site
- Concrete yard throughout
- Perimeter lighting
- Good access to Junction 5 of the M54
- Positioned within a well established industrial location



LOCATION.

The property is positioned within the well established Halesfield Industrial Estate situated directly off of the A442 to the south of Telford within the predominantly industrial Cuckoo Oak district.

Junction 5 of the M54 is situated 4.3 miles to the north via the A442 which provides access to the M6, 17 miles to the east linking to the wider national motorway network.

Telford Train Station benefits from regular Avanti West Coast and West Midlands Trains services to the wider Midlands region as well as Birmingham New Street which provides further national services.

SITE AREA.

We have been provided with the following site areas which are as follows:

Description	KF Areas (GIA)	
	Actes	Hectres
Total	3.0	1.21

TERMS.

The premises are available on the basis of a new repairing and insuring lease agreement, terms to be agreed.

RENT.

On application.

SERVICES.

We understand that all utilities connected to the site.

LEGAL COSTS.

Each party is to cover their own legal and surveyors costs on any transaction.

VAT.

VAT may be payable on any transaction at the prevailing rate.



Contact.

For further information, or to arrange a viewing, please contact the Industrial Agency Team:

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[Particulars dated [03/10/2022]. Photographs and videos dated [23/09/2022].]

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