

# LINK 51

HALESFIELD 6  
TELFORD, TF7 4LN

TO LET

133,655 SQ FT

(12,416.85 SQ M)

MANUFACTURING / DISTRIBUTION FACILITY WITH SEPARATE TWO STOREY OFFICE BUILDING



AVAILABLE  
TOGETHER  
OR IN PART

For identification purposes only.

# LINK 51

HALESFIELD 6, TELFORD, TF7 4LN

TO LET **133,655 SQ FT**  
(12,416.85 SQ M)



**LINK 51**

**LINK HOUSE**

For identification purposes only.

### Description

The property comprises a substantial industrial building with two loading yards, associated offices, kitchen and welfare areas and large car parking provision. In addition there is a separate two storey office building called 'Link House'. The entire facility is available in whole or in part and also inclusive or exclusive of Link House.



### Specification

-  4.85m eaves
-  6 dock level doors
-  1 level access door
-  34m yard and 22m yard
-  Warehouse lighting
-  150 car parking spaces
-  10 EV charging spaces
-  Offices canteen and kitchen facilities
-  Self-contained two storey office building - 'Link House'



### Accommodation Schedule

Warehouse	SQ FT	SQM
Warehouse/ Production area	111,333	10,343.09
Offices/Ancillary	10,855	1,008.45
<b>Total</b>	<b>122,188</b>	<b>11,351.54</b>
Offices - 'Link House'	SQ FT	SQM
Ground Floor Office	5,930	550.91
First Floor Office	5,537	514.40
<b>Total</b>	<b>11,467</b>	<b>1,065.31</b>
<b>Total</b>	<b>133,655</b>	<b>12,416.85</b>

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## Location

The property is situated at Halesfield 6 in Telford, an established industrial location accessed from junctions 4 and 5 of the M54 motorway approximately 3.5 miles from the property. Telford town centre is approximately 3 miles to the north of the property. Global manufacturing occupiers in Telford include GKN, Denso, Epson, Epwin, Makita, Ricoh UK and BAE Systems. The MOD Fulfilment Centre is also situated in Telford along with other warehouse operators such as DHL, UPS, Simmonds Transport, and Maidens of Telford (Kinaxia Logistics). Telford is 15 miles east of Shrewsbury, 15 miles to Junction 10a of the M6, 17 miles northwest of Wolverhampton and 32 miles northwest of Birmingham.

## EPC

Available on request.

## Terms

Available via sublease/assignment until lease expiry in July 2027. May consider a letting in part. A new lease on terms to be agreed may also be available, subject to landlords consent.

## Money Laundering

Please note, identification checks are undertaken for all parties leasing property and we will request proof of identity for the leasing entity.

## Legal Costs

Each party is responsible for their own professional costs.

## Contacts

For further information or to arrange an inspection please contact the following:

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