

The Property Professionals

**BULLEYS  
BRADBURY**

CHARTERED SURVEYORS

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## TO LET

**INDUSTRIAL/WAREHOUSE/OFFICE**

**M54 SPACE CENTRE**

**HALESFIELD BUSINESS PARK**

**HALESFIELD 8**

**TELFORD, TF7 4QN**

Units 518 - 20,000 sq.ft. (48 - 1,858 sq.m)

Offices 144 - 1,098 sq.ft. (13 - 102 sq.m)

Immediately available on flexible terms

Inclusive rents

Individual or combined

24 hour access and security

J4 M54 within 5 miles

[bulleysbradbury.co.uk/m54spacecentre](http://bulleysbradbury.co.uk/m54spacecentre)



Wolverhampton  
01902 713333

Telford  
**01952 292233**

Oldbury  
0121 544 2121

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## LOCATION

The M54 Space Centre is centrally located on the Halesfield Business Park, one of Telford's major industrial areas. The property is prominently situated off the Clews Wood roundabout providing convenient access to the A442 Queensway dual carriageway with junction 4 of the M54 and Telford Town Centre within approximately 5 miles. The Town Centre is currently undergoing substantial investment as part of the Southwater programme.

Situated approximately 32 miles north west of Birmingham City Centre and approximately 15 miles east of the County Town of Shrewsbury, Telford is a recognised regional and national focus for both economic and housing growth. Birmingham International Airport and Birmingham International Railway Station are both within travel times of approximately 45 minutes.

## DESCRIPTION

### Serviced offices

A variety of office rooms are available on the ground floor situated around a central informal meeting area. The offices are fully furnished and have heating, lighting, and carpet. The prices include rent, business rates, service charge, cleaning, utilities, building insurance, voice and data infrastructure, manned reception and 24 hour security. Ample on site car parking is available.

### Industrial/warehouse units

A range of units are available with some newly refurbished. Prices include rent, service charge, building insurance, and 24 hour security.

Meeting rooms and storage containers are also available at the estate. Contact the agent for further details.

## ACCOMMODATION

See attached availability schedule.

## OUTSIDE

Car parking to the front of the property and loading to the units at the rear.

## SERVICES

We understand that mains water, drainage, electricity, and gas are connected or available, Interested parties are advised to check the position with their advisors/contractors.

## RENTAL

Upon application.

## LEASE TERMS

Flexible standard licences for this estate are available on terms to be agreed.

## PLANNING

Interested parties are advised to make their own enquiries with Telford & Wrekin Council on 01952 380000.

## VAT

All figures quoted do not include VAT, which may be payable at the current prevailing rate.

## WEBSITE

Aerial photography and further information is available at [bulleysbradbury.co.uk/m54spacecentre](http://bulleysbradbury.co.uk/m54spacecentre)

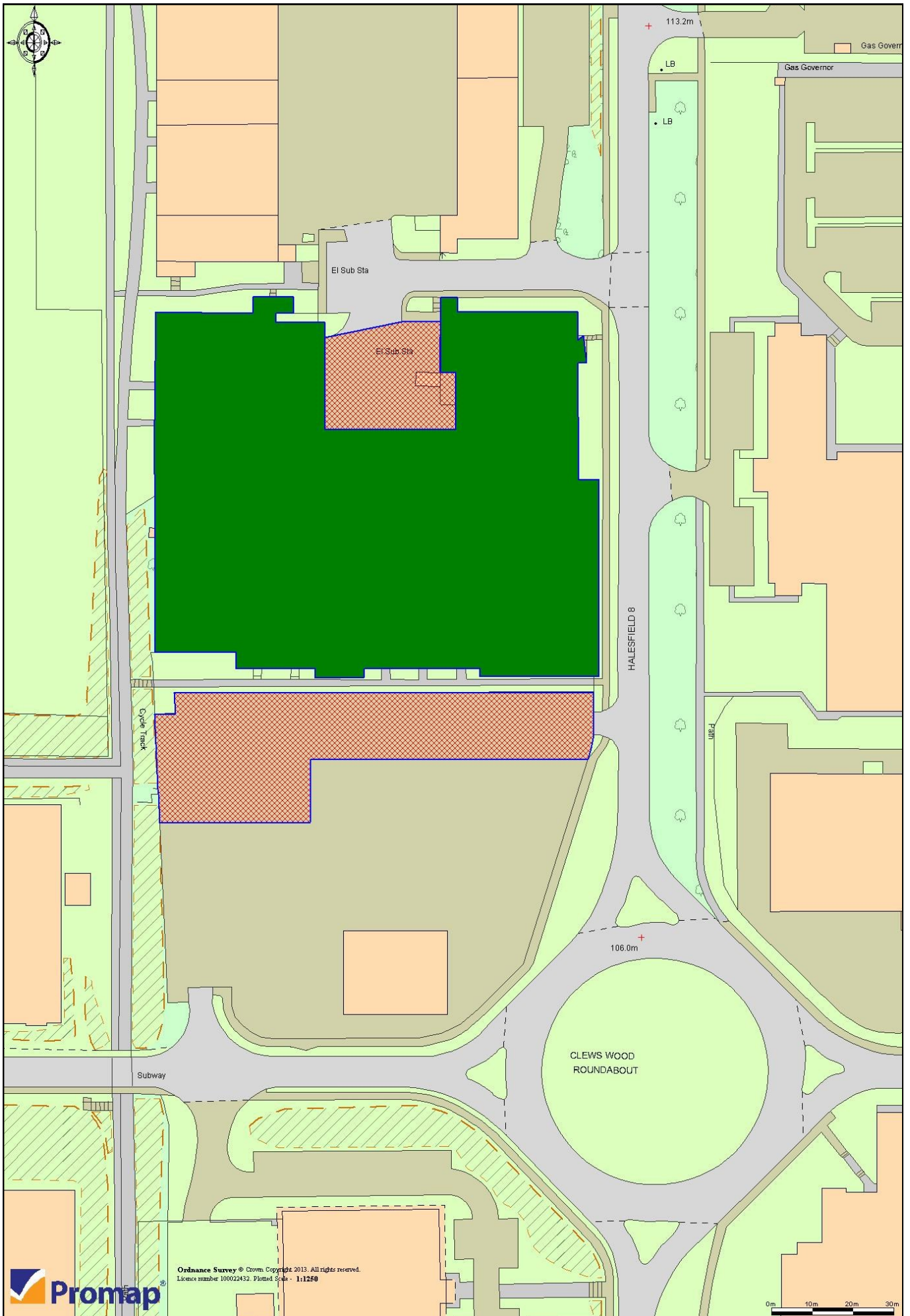
## VIEWING

**Strictly** by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.

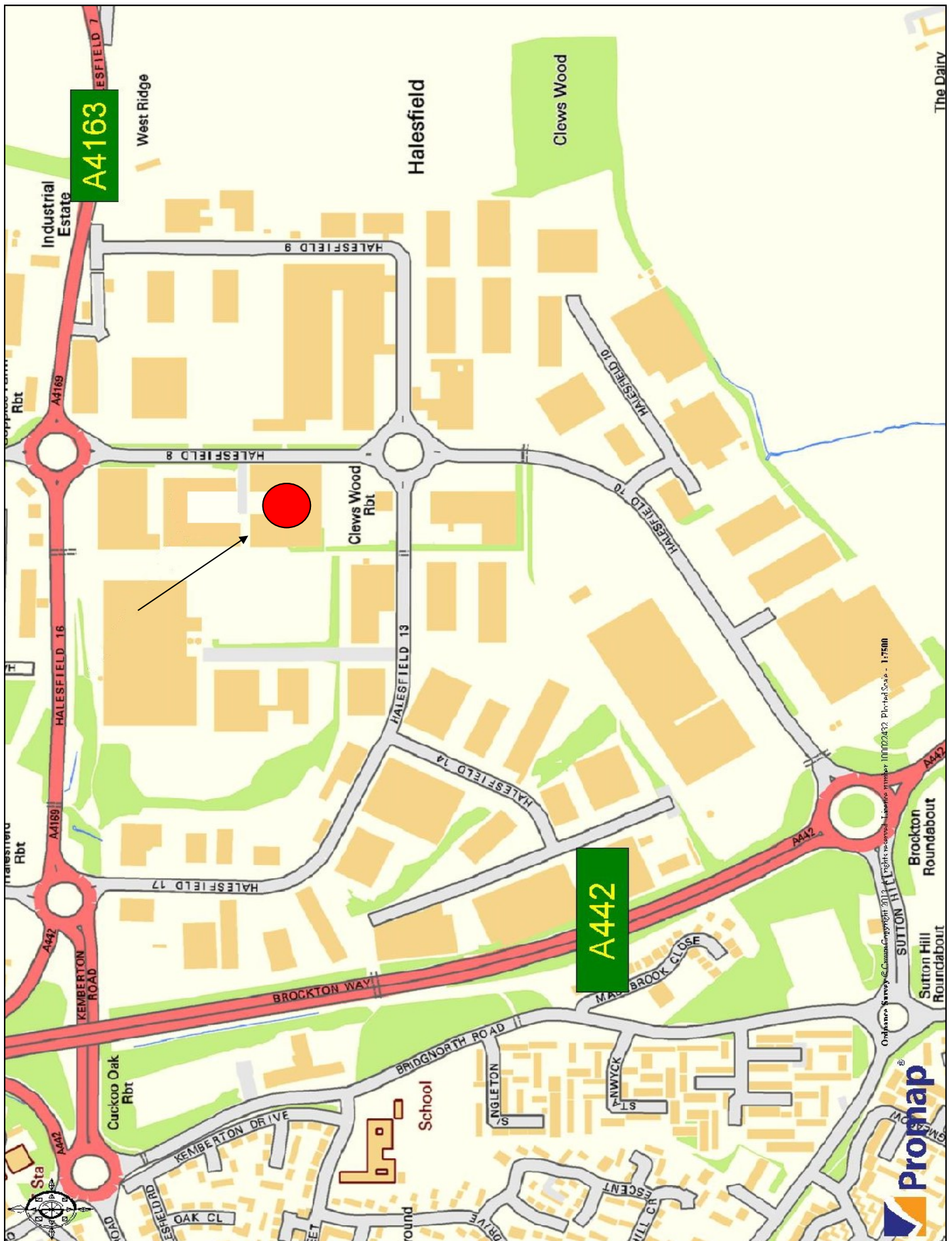
Details prepared 03/17.







Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



#### IMPORTANT NOTICE

Bulleys Bradbury for themselves and for the vendors or lessors of this property whose agents they are give 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 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.

**M54 SPACE CENTRE, HALESFIELD 8, TELFORD**  
**SCHEDULE OF AVAILABILITY**

**OFFICE**

SUITE	FLOOR AREA (SQ.FT.)	FLOOR AREA (SQ.M.)	WORKSTATIONS	RENT**	STATUS
62	285	26	4/5	£650	AVAILABLE
63	142	13	2	£300	AVAILABLE
64	212	20	4	£410	AVAILABLE

*\*\*Rent includes rent, service charge, building insurance, business rates, and utilities.*