



## WZ Packaging Limited, Halesfield 18 Telford, Shropshire, TF7 4JS

- Freehold commercial investment opportunity
- Much improved three-bay industrial building of 80,071 sq ft (7,439 sq m)
- Including two-storey refurbished office accommodation
- Site area of circa 4.5 ac (1.8 ha) including loading areas and car parking
- Rental income £350,000 per annum subject to leaseback to WZ Packaging

# WZ Packaging Ltd

## Halesfield 18, Telford

### LOCATION

Telford is a new town, being the main commercial and industrial centre of Shropshire. It lies on the M54 motorway approximately 15 miles from Junction 10a of the M6, with the M54/M6 link providing easy access to the national motorway network. Telford is located 15 miles from the county town of Shrewsbury, 8 miles from Wolverhampton and 35 miles from Birmingham.

The property is situated on Halesfield Industrial Estate, one of the three major industrial estates in Telford, Halesfield being the largest and most established. Halesfield 18 links to the A442 dual carriageway via the A4169 approximately 800 yards to the east, meeting with Telford Town Centre and Junction 4 of the M54 motorway some 2 miles to the north.

The property itself is situated at the junction of Halesfield 18 and Halesfield 19 on the western fringe of Halesfield. The unit benefits from main road prominence onto the Halesfield estate road, close to the Cuckoo Oak roundabout. Nearby occupiers include Ingimex Limited and Pelloby Limited.

### DESCRIPTION

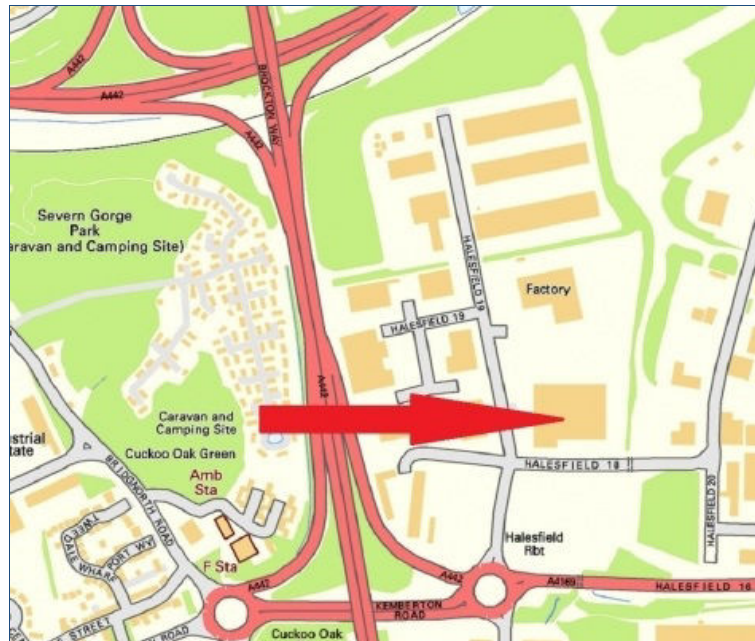
The property comprises a detached manufacturing facility arranged in three workshop bays with an attached two-storey office block to the front. The accommodation has been fully refurbished to a high standard by the current owner occupier, including a number of external works to the building, internal improvements to the warehouse, a comprehensive refurbishment of the offices, and an overhaul of the services - as detailed below.

### FEATURES

The property benefits from the following (not exhaustive):

- Insulated steel profile clad roof with 80mm composite panels
- Roller shutter access
- Eaves height of 20ft within the warehouse
- Part craneage to the warehouse
- Electrical substation with 4MVA supply
- 3MVA gas supply
- LED lighting throughout
- Alarm systems and CCTV
- External perimeter flood lighting

\*A detailed specification of works is available upon request from the agent.



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### ACCOMMODATION

Warehouse	72,845 sq ft	6,767 sq m
Ground floor offices	3,484 sq ft	324 sq m
First floor offices	3,742 sq ft	348 sq m
<b>Total Gross Internal Area</b>	<b>80,071 sq ft</b>	<b>7,439 sq m</b>
Site Area	4.5 ac	1.8 ha

### SITE

The property has a total site area of circa 4.5 ac (1.8 ha) including concrete loading areas and a separate tarmacadam car park to the office block providing 30 spaces.

### SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property, including a 4MVA electricity supply and 3MVA gas supply. Interested parties are advised to make their own enquiries in this regard.

### PLANNING

We understand the property has planning permission for uses within Classes B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

### LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is £231,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of (E)101.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.



Printcode: 2016222

### What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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& COMPANY

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## TENURE

Freehold Investment: The property is available to purchase on a freehold basis, subject to a leaseback to the current occupier.

## TENANCY

It is proposed that the purchaser will grant a leaseback to WZ Packaging Limited based on a term of 15 years with a tenant's option to break at the end of year 10 at an initial rent of £350,000 per annum. The lease to be on tenant's full repairing and insuring terms.

## COVENANT

WZ Packaging is a leading, privately owned, world-wide supplier of specialised aluminium based, flexible primary food packaging materials for major blue chip confectionery producers. Other industries supplied include dairies, cosmetics, pharmaceutical and industrial clients. The company was established in the West Midlands with a history reaching back to the early 20th century. The company has a long standing tradition and loyal customer base with an historic annual turnover above £20 million, representing sales not only to the UK and Europe, but also to Australia and North America.

The refurbished factory in Telford represents significant investment and a major part of the overall assets of the company reaching £10 million, of which 100% is funded by the shareholders. Financial projections available upon request.

## PRICING

Price upon application - please contact the agent for further details.

## VAT

All figures quoted herein are exclusive of VAT, which may be payable at the prevailing rate.

## VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

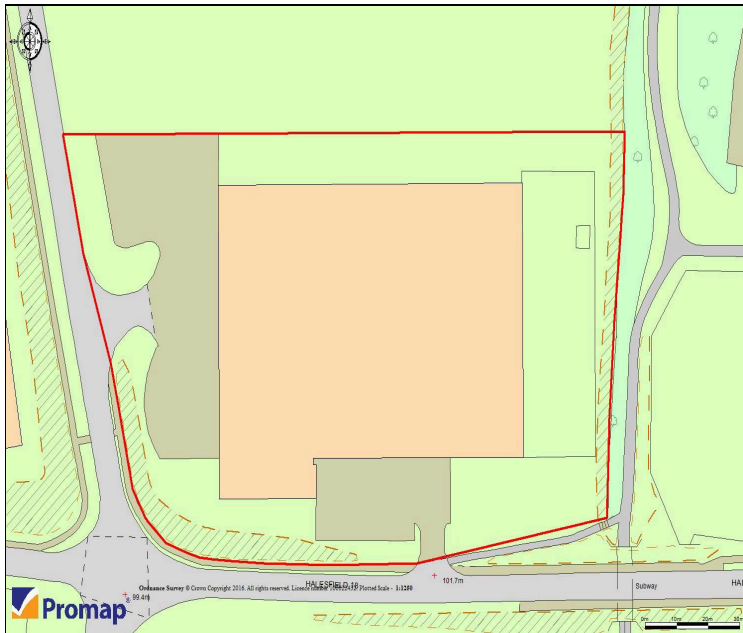
Direct Line: 01952 521007 Mob: 07795 275 113 OR

Contact: Andrew Dixon MRICS Email: [andrew@andrew-dixon.co.uk](mailto:andrew@andrew-dixon.co.uk)

Direct Line: 01952 521002 Mob: 07957 828 565

Ref: AGS/3216

## SITE PLAN



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