

**Wiggins Lockett
Thompson**
Chartered Surveyors



INDUSTRIAL BUILDING TO LET/FOR SALE

UNDER REFURBISHMENT / REMODELLING

**HARCOURT, HALESFIELD 15
TELFORD
SHROPSHIRE TF7 4LE**

- 227,336 sq ft (21,120 sq m) comprising:
 - Warehouses – 209,225 sq ft (19,438 sq m)
 - Ground floor office 5,119 sq ft (476 sq m)
 - First Floor Office 12,586 sq ft (1,169 sq m)
 - Plant and pump house 406 sq ft (38 sq m)
- 4.68m – 7.6m eaves
- 8 Level access Doors
- Two x 6 tonne & one x 3 tonne gantry cranes
- Additional land may be available

LOCATION

The property is situated within the established Halesfield Industrial Estate, one of Telford's three main dedicated industrial locations. Telford Town Centre is approximately 4 miles to the north with Telford Central railway station adjacent. 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.

DESCRIPTION

The property comprises a substantial detached and self-contained Industrial warehouse/manufacturing facility of steel portal frame construction with offices. The building has a significant electricity supply.

RENT / PRICE

Lease based on £4.20 per sq ft per annum exclusive (negotiable).

The freehold is available to purchase off an asking price of £10 million. (VAT is applicable to the purchase price). VAT and business rates payable in addition.

VIEWINGS

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952-603303 or 07983-/622430 or joint Agents Andrew Dixon & Company / Derby Keye.

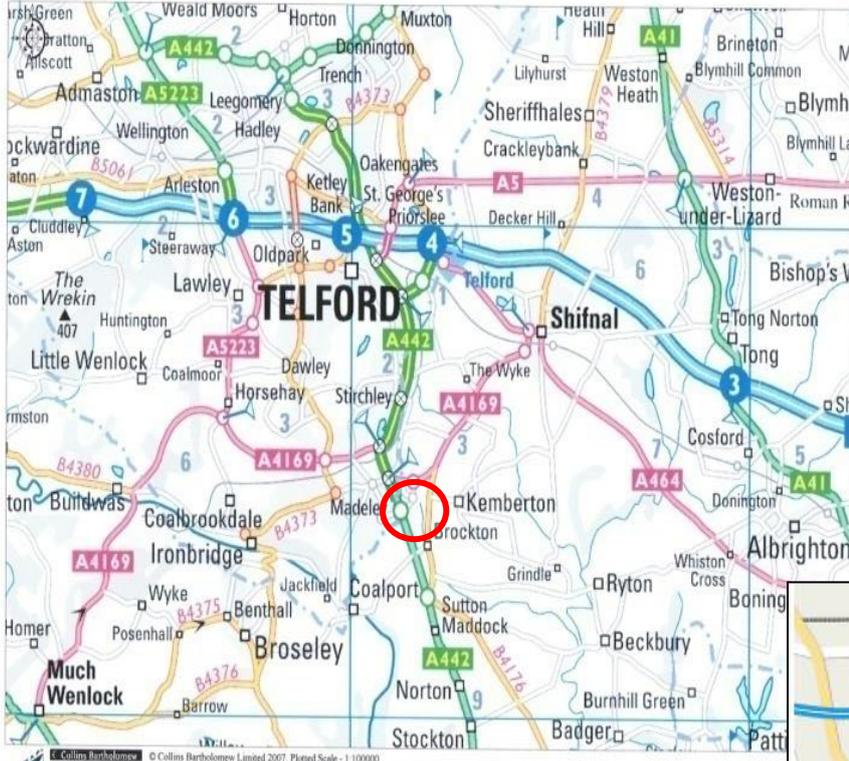
•Subject to Contract • Full EPC available on request• Details created 11-2020.

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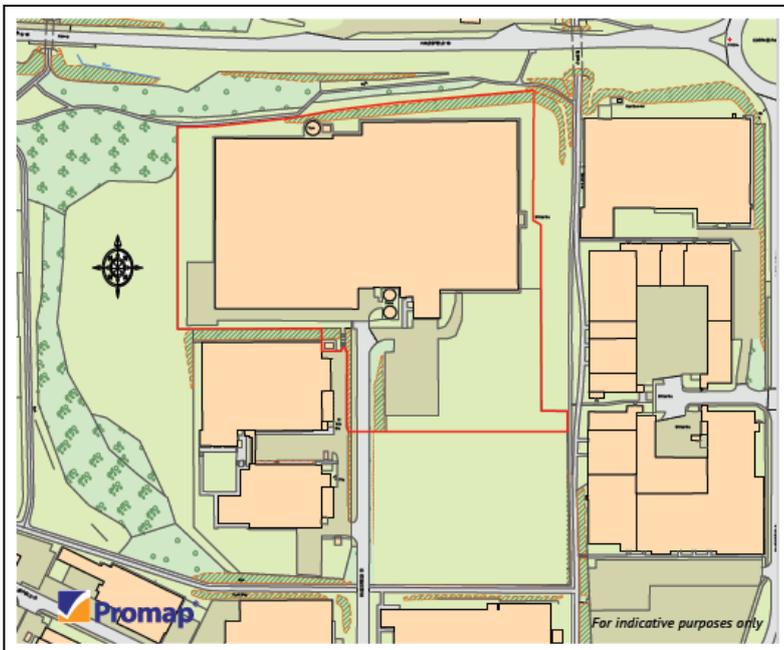
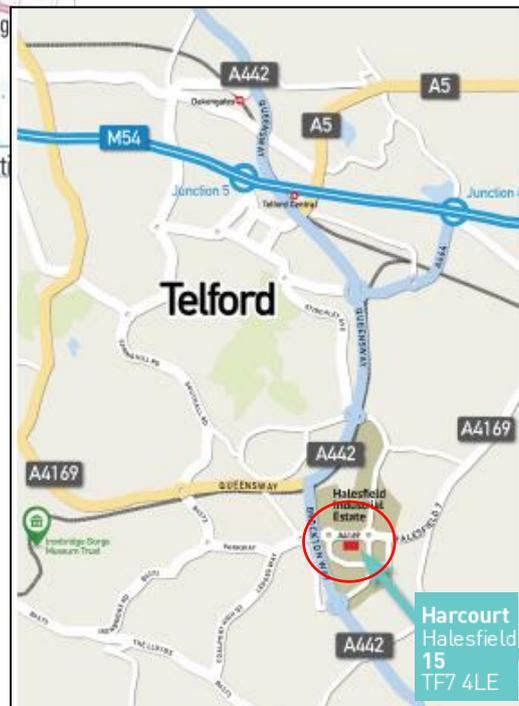
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