

The Property Professionals

**BULLEYS
BRADBURY**

CHARTERED SURVEYORS

bulleysbradbury.co.uk

MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

TO LET

MODERN OFFICE ACCOMMODATION

UNIT F
HALESFIELD 10
TELFORD
SHROPSHIRE
TF7 4QP

6,577 sqft (611 sqm)

Ground floor modern offices

Large onsite car park

Well located just off A442, M54/Telford Town Centre
approximately 4 miles

bulleysbradbury.co.uk/fhalesfield10



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

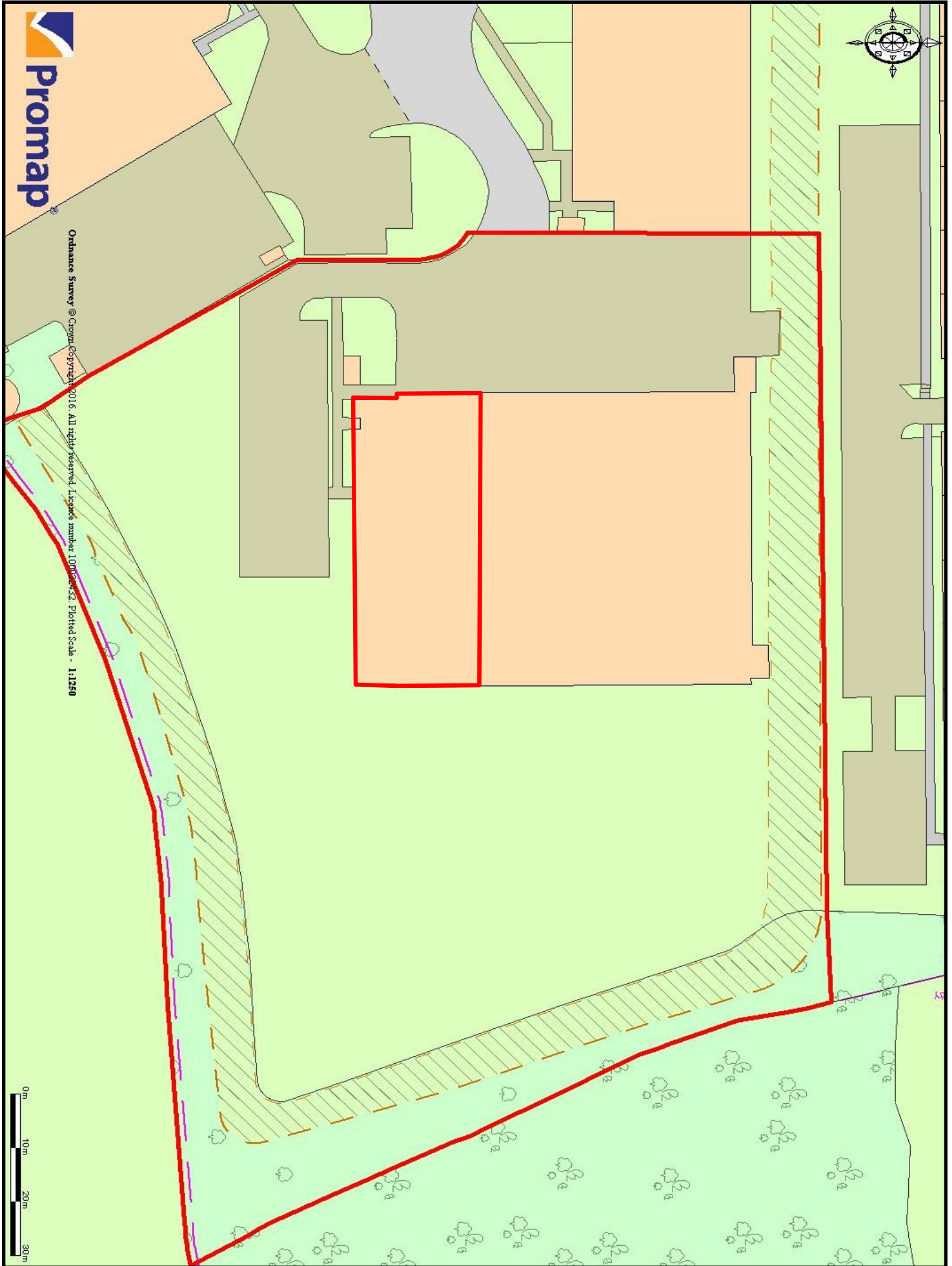
Telford

Wolverhampton
01902 713333

01952 292233

Oldbury
0121 544 2121

View more at bulleysbradbury.co.uk



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

LOCATION

The property is well located on the established Halesfield Estate, approximately 4 miles to the South of Telford Town Centre. The premises are located at the end of Halesfield 10.

Halesfield is one of the main industrial/business parks within Telford with easy access just off the A442 Dual carriageway linking North and South Telford and onto Junction 4 of the M54, approximately 4 miles to the north.

Telford is strategically located adjacent to the M54 Motorway, approximately 10 miles to the east of Shrewsbury, the County Town. Wolverhampton and Birmingham are approximately 16 and 35 miles to the south-east respectively, with easy access onto the M6 Motorway, approximately 15 miles away.

DESCRIPTION

The modern offices are of part single storey brick and flat roof construction with some forming part of an industrial bay and provide a range of well fitted offices with extensive onsite car parking.

A range of open plan and partitioned offices are provided being carpeted, gas centrally heated, fitted with suspended ceiling with inset strip lighting and wall mounted air conditioning units.

There is an extensive car parking facility provided.

ACCOMMODATION

Net internal areas approximately:-

6,577 sqft (611 sqm)

SERVICES

We understand that mains water, electricity, gas and drainage are connected or available. The offices are gas central heated with some air conditioning.

RENT

The premises are available to let at £6.00 per sqft per annum exclusive plus VAT.

PLANNING

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

RATES

The property is currently assessed as a whole and a new rating assessment will be required.

VAT

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

EPC

An EPC has been carried out on this property. The property has been awarded a Grade E-121.

WEBSITE

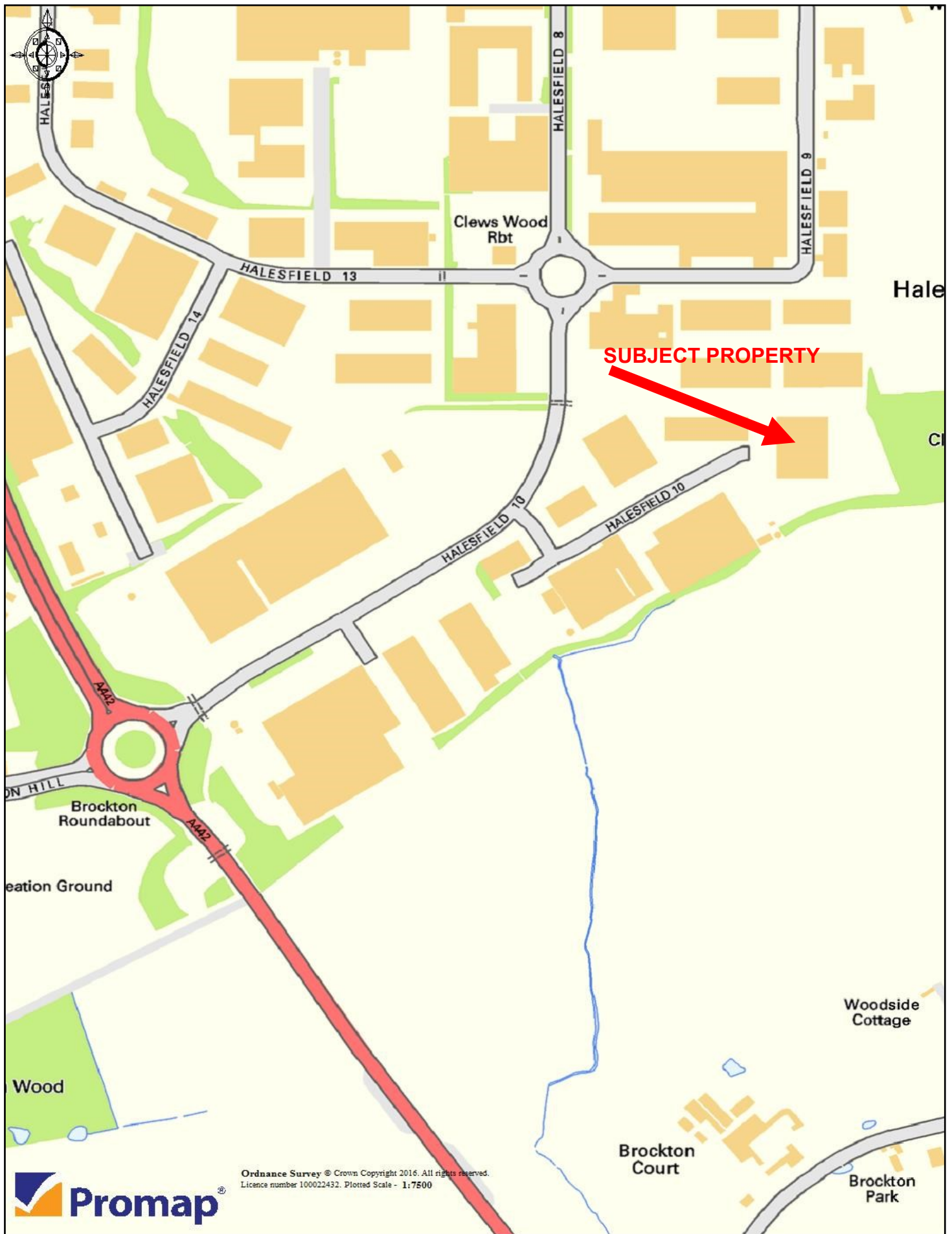
Aerial photography and further information is available at bulleysbradbury.co.uk/fhalesfield10

VIEWING

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

Details amended 05/18





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.
 - (iii) No person in the employment of Bulleys Bradbury has any authority to make or give any representation or warranty whatever in relation to this property.
 - (iv) All rentals and prices are quoted exclusive of VAT.
 - (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
 - (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.