



Unit B5, Harcourt Trading Estate, Halesfield 13 Telford, Shropshire, TF7 4PL

- End-terraced industrial unit extending to approximately 5,121 sq ft (476 sq m)
- Loading facilities and on-site car parking
- Attractive landscaped surroundings
- Located on an established industrial estate in Telford

Unit B5 Harcourt Halesfield 13, Telford

LOCATION

Harcourt Trading Estate is located on Halesfield 13 and is part of the established Halesfield Industrial Estate in Telford. The estate is conveniently located for access to Halesfield and Brockton roundabouts and Stirchley Interchange on the A442 Queensway dual carriageway, which links north and south Telford.

Telford Town Centre, Telford Central railway station, and Junctions 4 and 5 of the M54 motorway are within approximately 4 miles, interlinking the national motorway network.

Telford is Shropshire's principal commercial and industrial centre situated approximately 32 miles to the northwest of Birmingham city centre and 13 miles east of the county town of Shrewsbury.

DESCRIPTION

The subject property forms part of two terraces of industrial/warehouse units at Harcourt Trading Estate, complete with on site loading facilities and car parking in landscaped grounds.

Unit B5 is of steel frame construction and provides workshop accommodation with a minimum eaves height of approximately 4.3m (14ft) and roller shutter access. The accommodation also incorporates office, toilet and kitchen facilities.

The property has most recently been occupied as part of a larger premises by a single user, however it is now being offered to the market as an individual self-contained unit.

Outside, the unit benefits from car parking and loading facilities on site, with additional car parking available nearby.

ACCOMMODATION

Unit B5	5,121 sq ft	476 sq m
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SERVICES

We understand that all mains services are available or connected to the subject unit. However, we would recommend that interested parties make their own enquiries in this regard.

LOCAL AUTHORITY

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



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PLANNING

We understand the property has planning permission for uses within Class E, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

Leasehold: The property is available on a subletting/assignment basis. Alternatively, there may be an opportunity to agree terms for a new lease directly with the landlord.

RENT

Rent upon application.

BUSINESS RATES

The unit will need to be re-assessed separately.

ENERGY PERFORMANCE CERTIFICATE

Unit B5 has an EPC rating of D96.

VAT

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

LEGAL COSTS

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

VIEWING

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

Contact: Alex Smith MRICS

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Mobile: 07795 275 113

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Ref: AGS/4040



Printcode: 2025630

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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