



## Harcourt, Halesfield 15, Telford, TF7 4LE

Grade A Industrial Open Storage site

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	3 Acres / 1.21 Hectares
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Fully concreted site
- Gated access
- Prime location on established estate
- Fenced & secure
- Lighting & drainage



## Description

The property comprises a self-contained yard extending to approximately 3 acres (1.21 hectares), which is level and surfaced with concrete.

The site is fully enclosed with palisade fencing and has a gated access point directly off Halesfield 14.

It benefits from an established industrial location and is suitable for general open storage or HGV trailer parking.

## Location

Halesfield is one of the main industrial parks with Telford New Town with good access just off the A442 dual carriageway linking north and south Telford, and onto Junction 4 of the M54 motorway approximately 4 miles to the north.

Telford Town Centre, which has seen a £250 million development at Southwater in recent years, is approximately 4 miles to the north, as well as Telford Central railway station which provides regular train services to Shrewsbury, Wolverhampton, and Birmingham.

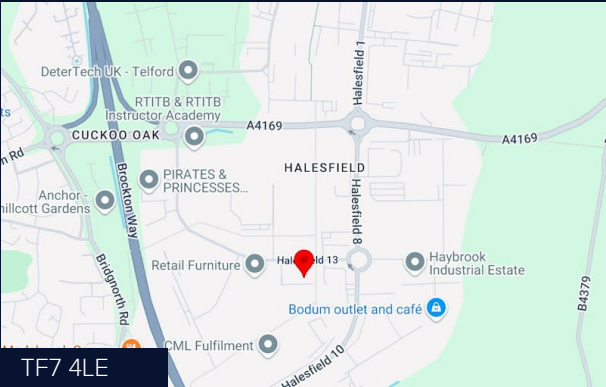
Telford is strategically located adjacent to the M54 motorway approximately 10 miles to the east of Shrewsbury. Wolverhampton and Birmingham are approximately 16 miles and 35 miles to the southeast respectively, with easy access onto the M6 motorway approximately 15 miles distant. Major manufacturers in the town include Denso, Epson, Magna International, Makita and Ricoh UK.

The property itself enjoys an established industrial location on Halesfield 15, with adjoining occupiers including TIA Wheels Telford, OSO Fiber UK and AO Recycling.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor	130,680	12,140.57	Available
<b>Total</b>	<b>130,680</b>	<b>12,140.57</b>	



## Viewing & Further Information

**Ed Kennerley**

+44 121 769 0444 | +44 7972 187 779  
e.kennerley@box4realestate.co.uk

**James Clements**

+44 121 769 0444 | +44 7436 165 015  
j.clements@box4realestate.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/05/2025



