

# FOR SALE

# TSR

TOWLER SHAW ROBERTS

## INDUSTRIAL SPACE WITH OFFICE ACCOMMODATION



**F6 HALESFIELD 23  
TELFORD  
SHROPSHIRE  
TF7 4NY**

- Industrial / Warehouse 3,620sqft (336m<sup>2</sup>)
- High office content (1,950 sqft / 17m<sup>2</sup>)
- Four poster ramp and gas fired spray booth
- Large roller shutter access door
- Mezzanine area
- Rear yard
- Price £235,000

## Call 01952 210222

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

Situated on 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. The Town Centre, Telford Central Railway Station, and Junctions 4 and 5 of the M54 Motorway are within approximately 4 miles, interlinking into the wider national motorway network.

## Description

The Unit is in good order and is well provided with office accommodation and staff facilities. The industrial space has a large roller shutter access door and has if required by the purchaser a four-poster ramp and gas fired spray booth.

## Accommodation (\*for guideline only)

The accommodation briefly comprises:  
(all sizes are approx)

### Unit 6

Entrance Hall	3.50m x 2.40m
Kitchenette	1.75m x 1.70m
Broom Cupboard	
Inner Hall	4.00m x 1.20m plus 6.00m x 1.20m
Ladies Toilets	1.75m x 1.73m
Gents Toilets	2.90m x 2.37m
File Store	5.78m x 2.32m
Store Room	3.37m x 2.83m
Office 1	2.95m x 1.66m
Office 2	7.40m x 2.78m plus
Recess	4.40m x 1.75m
Office 3	6.57m x 3.50m
Workshop	28.00m x 12.00m

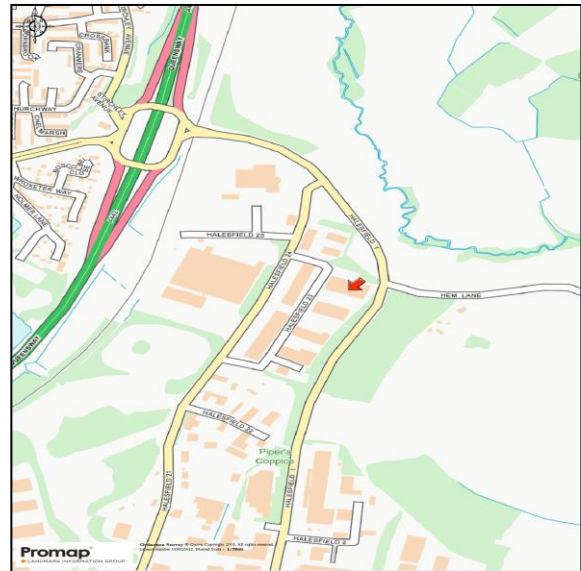
The Total gross internal area extends to 448 sqm (4800 sqft)

## VAT

All costs/prices are subject to the prevailing rate if applicable.

## Legal Costs

Both parties are to be responsible for their own legal costs incurred in connection with the letting



For Reference purpose only

Scale: Not to Scale

## Business Rates

Description – Warehouse and premises

Rateable Value – £14,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## Energy Performance Rating

Energy Performance Asset Rating: D80

## Viewing

Strictly by prior appointment with the sole agents Letting Agents, Towler Shaw Roberts LLP, Unit 8, Hollinswood Court, Stafford Court, Telford, Shropshire, TF3 3DE. Tel: (01952) 210222

## Local Authority

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

## Price

£235,000 for the freehold interest.

Date: June 2018

**Unit 8, Hollinswood Court**  
**Stafford Court, Telford, Shropshire TF3 3DE**  
**Tel: 01952 210222 Fax: 01902 426234**

Also at  
**TSR House, Brassey Road, Old Potts Way,**  
**Shrewsbury, Shropshire SY3 7FA**  
**Tel: 01743 243900 Fax: 01902 426234**

Also at  
**4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA**  
**Tel: 01902 421216 Fax: 01902 426234**

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