



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNITS & YARDS
11,991 - 30,871 ft² (1,114 - 2,868 m²)



**UNITS 3, 7 & YARDS AT EPIC PARK, HALESFIELD 7,
TELFORD, SHROPSHIRE, TF7 4BF**



- ◆ Warehouse units from 11,991 sqft (1,114 sqm)
- ◆ Internal eaves varies between 7.00m and 8.8m (23ft and 29ft)

- ◆ Large concrete yards available up to 1.5 acres

- ◆ M54/Telford approximately 4 miles

VIEW MORE AT BULLEYSBRADBURY.CO.UK

LOCATION

The Epic Park Development is well located on the Halesfield Industrial Estate one of Telford's main business locations adjacent to the A442 Dual Carriageway, approximately 4 miles to the South of Telford Centre and the M54 Motorway.

Other occupiers on the Epic Park site include Western Power Distribution and Trade Cooling.

DESCRIPTION

The property provides four adjoining industrial buildings with a large concrete yard.

Internal eaves vary up to 8.8m (29ft) with a variety of roller shutter entrance doors and in addition, dock levellers are provided to Unit 7.

There is a large concrete surfaced site yard 1 adjoining Units 7 and 8 extending to approximately 1.5 acres (0.60 hectares).

There is a smaller yard also available opposite Unit 6 of 0.20 acres.

ACCOMMODATION

Gross internal areas approximately:-

	sqft	sqm
Unit 3	30,871	2,868
Unit 6 (available May)	17,976	1,670
Unit 7	11,991	1,114

Yard 1 - 1.5 acres

Yard 2 - 947 yd² (0.20 acres)

SERVICES

We are advised that mains water, drainage and electricity are connected or available. We understand that there is a high potential power provision up to 400 KVA. Interested parties are advised to check the position with their advisors/contractors.

TENURE

To let on new leases. Terms upon application.

PLANNING

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

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 as follows:

Unit 3 - C(63)

Unit 6 - C(63)

Unit 7 - D(86)

RATES

We understand that the property is currently assessed as follows:

Rateable Value (from 1st April 2023):

Unit 3 - (to be re-assessed) Warehouse and premises

Unit 6 - £51,500 Warehouse and premises

Unit 7 - £26,000 Warehouse

Unit 7 - £7,700 Offices

Interested parties should enquire to the local Authority to confirm their specific liability on 01952 380000.

WEBSITE

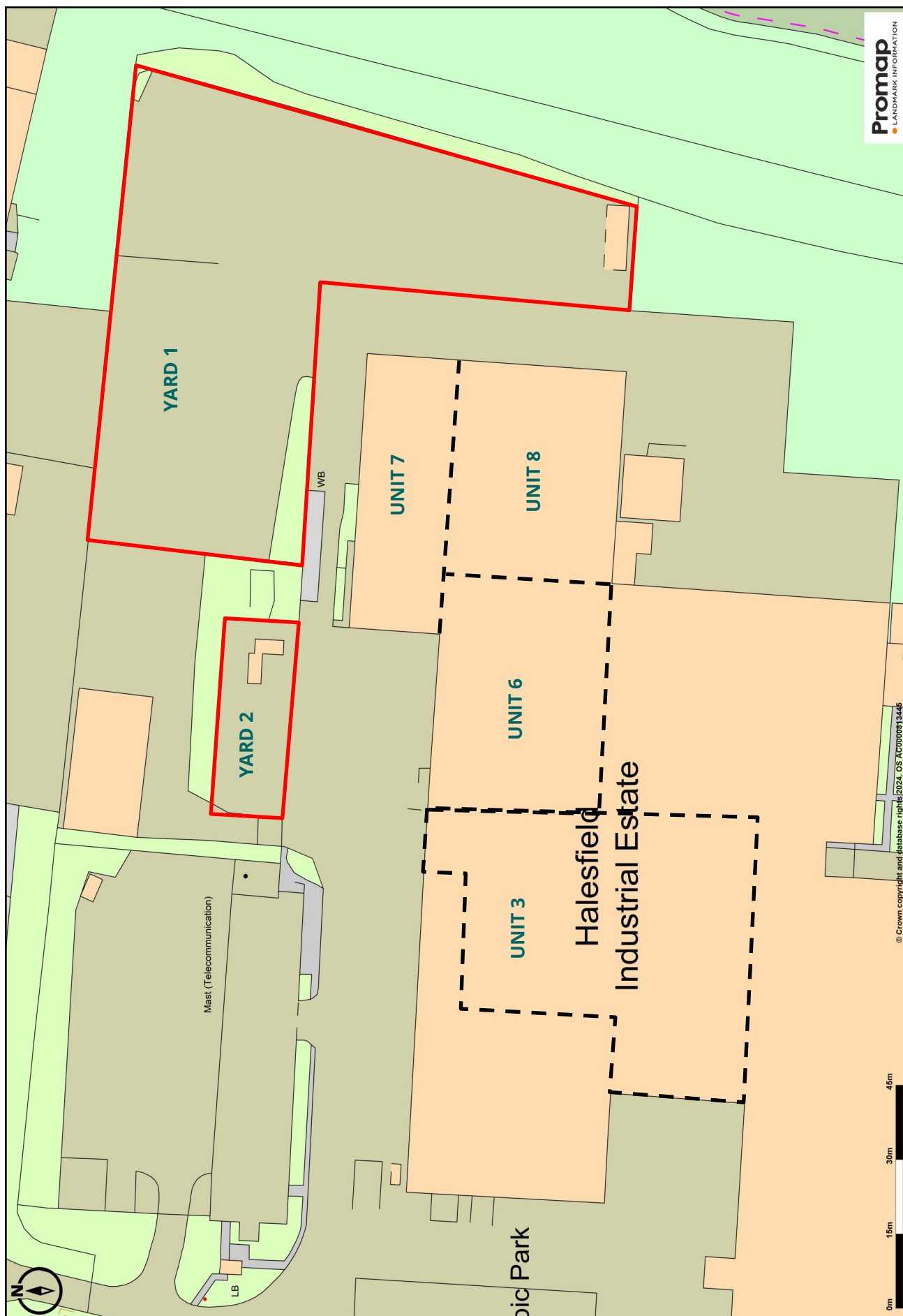
Aerial photography and further information is available at bulleysbradbury.co.uk/epicpark

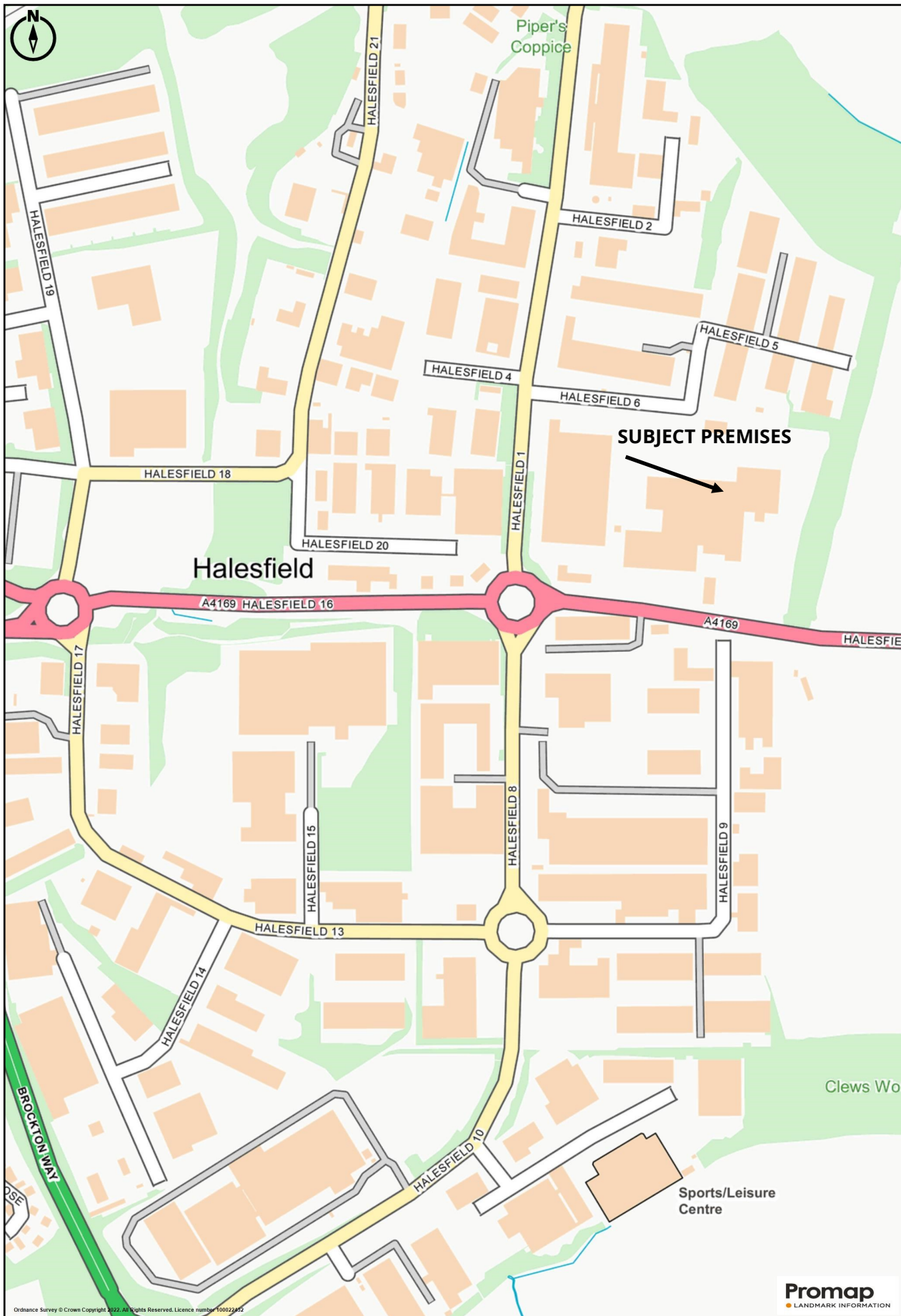
VIEWING

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

Details prepared 03.24







IMPORTANT NOTICE

Bulleys Bradbury for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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.
- 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.
- 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.
- All rentals and prices are quoted exclusive of VAT.
- 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.
- 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.

VIEW MORE AT BULLEYSBRADBURY.CO.UK