



Offices adjacent to Bitec Premises Halesfield 2, Telford, Shropshire, TF7 4QH

- Detached single storey office block extending to 1,235 sq ft (114.74 sq m)
- Pleasant outlook within generous landscaped setting
- On site car parking for 8 vehicles to the front of the building
- Prominent location on one of Halesfield's main estate roads
- High speed Broadband connection available

Offices adjacent to Bitec Halesfield 2, Telford

LOCATION

Halesfield is one of Telford's more established industrial estates and is accessed via the A442 Queensway, the town's main north to south distributor road. The A442 connects with the M54 motorway at Junction 4, which in turn connects to the M6 at Junction 10A.

The property itself enjoys a prominent roadside position on the eastern fringe of Halesfield, being adjacent to Bitec's warehouse and premises at Majestic House. Other nearby occupiers include Mail Solutions UK Ltd, G Force Express Parcels Ltd, Telford Plastics Ltd and Precision Colour Printing.

DESCRIPTION

The property comprises a detached single storey office block set within an attractive landscaped area with car parking to the front. The building is of brick construction beneath a flat felt roof with large glazed windows and entrance door.

Internally, the accommodation is arranged to provide a reception area, off which there is a meeting room, two individual offices, two larger general offices, kitchen and ladies and gent's WC facilities. The offices benefit from a mixture of spot and fluorescent strip lighting, laminate flooring and electric storage heaters.

Outside, there is a tarmacadam car park directly to the front of the building with space for 8 vehicles. To the rear and sides is a substantial grassed area.

ACCOMMODATION

Reception area
Kitchen, WC facilities
Meeting room
Office 1
Office 2
General office 1
General office 2

Total Area 1,235 sq ft (114.74 sq m)

*IPMS3 - office measurements can be made available upon request

SERVICES (NOT CHECKED)

We understand that mains water and electricity are connected to the property, which has a dedicated electric meter on site. A high speed Broadband connection is also available. There is currently no gas supply to the premises.



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



PLANNING

We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

Leasehold: The property is available to let on a new full repairing and insuring lease for a minimum term of 3 years.

RENT

Rent of £14,000 per annum inclusive of business rates and water rates. Electricity will be charged monthly based on actual usage (metered).

SERVICE CHARGE

The tenant to be responsible for the upkeep and maintenance of the grassed landscaped area. Alternatively, the landlord will organise a landscaping contract and recharge the cost to the tenant by way of a service charge.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

BUSINESS RATES

The quoting is inclusive of business rates.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of E(119).

VAT

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

LEGAL COSTS

The tenant to be responsible for the landlord's reasonable legal costs in connection with the preparation of the lease.

VIEWING

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

Contact: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk Ref: BNF/3370



Printcode: 20171016

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.

ANDREW DIXON
& COMPANY

www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW

Telephone : 01952 521000

Fax : 01952 521014

Email: enquiries@andrew-dixon.co.uk