

The Property Professionals

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BRADBURY**

CHARTERED SURVEYORS

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## TO LET

### MODERN OFFICE PREMISES

#### GROUND AND FIRST FLOOR OFFICES

UNIT G

HALESFIELD 10

TELFORD

SHROPSHIRE

TF7 4QP

3,618 - 15,032 sqft (336 - 1,396 sqm)

- Modern offices
- Available as a whole or in parts from 3,618 sqft
- Large onsite parking
- Telford Centre and M54 approximately 4 miles

[bulleysbradbury.co.uk/halesfield10UG](http://bulleysbradbury.co.uk/halesfield10UG)



INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

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## LOCATION

The property is well located on the established Halesfield Estate, approximately 4 miles to the South of Telford Town Centre. The premises are situated on Halesfield 10 with adjacent occupiers including Bodum UK, Acoustafom, Webster Wilkinson and Libra Systems Ltd.

Halesfield is one of the main industrial/business parks within Telford with easy access just off the A442 Dual carriageway linking North and South Telford and onto Junction 4 of the M54, approximately 4 miles to the north.

Telford is strategically located adjacent to the M54 Motorway, approximately 10 miles to the east of Shrewsbury, the County Town. Wolverhampton and Birmingham are approximately 16 and 35 miles to the south-east respectively, with easy access onto the M6 Motorway, approximately 15 miles away.

## DESCRIPTION

The property provides a modern two storey quality offices, forming part of a modern warehouse premises.

The office are of modern steel frame construction with solar reflective curtain walling and brick infill to the front elevation. There is an impressive reception lobby incorporating full height glazing and fitted with gas centrally heated and air conditioning. A range of offices are provided including an impressive board room facility, WC's and kitchen. A lift is provided in the reception lobby.

There is a large self-contained car park area to the front of the property. Refurbishment can be considered, dependent upon term.

## ACCOMMODATION

Ground floor right hand side - 3,618 sqft (336 sqm)

Ground floor left hand side - 3,900 sqft (360 sqm)

First floor right hand side - 3,639 sqft (338 sqm)

First floor left hand side - 3,875 sqft (360 sqm)

**Total 15,032 sqft (1,396 sqm)**

## TERMS

To let from £6.00 per sqft as a whole or in parts. Terms by negotiation.

## SERVICES

The offices are gas central heated with some air conditioning. We understand that mains water, electricity and drainage are connected or available.

## PLANNING

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

## RATES

The property is currently assessed as a whole building and if separately occupied, the rates would require a re-assessment.

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

## SERVICE CHARGE

There will be a service charge payable for the cost of maintenance and repair of common areas. Details upon application.

## 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 and has been awarded a Certificate Rating of C:67.

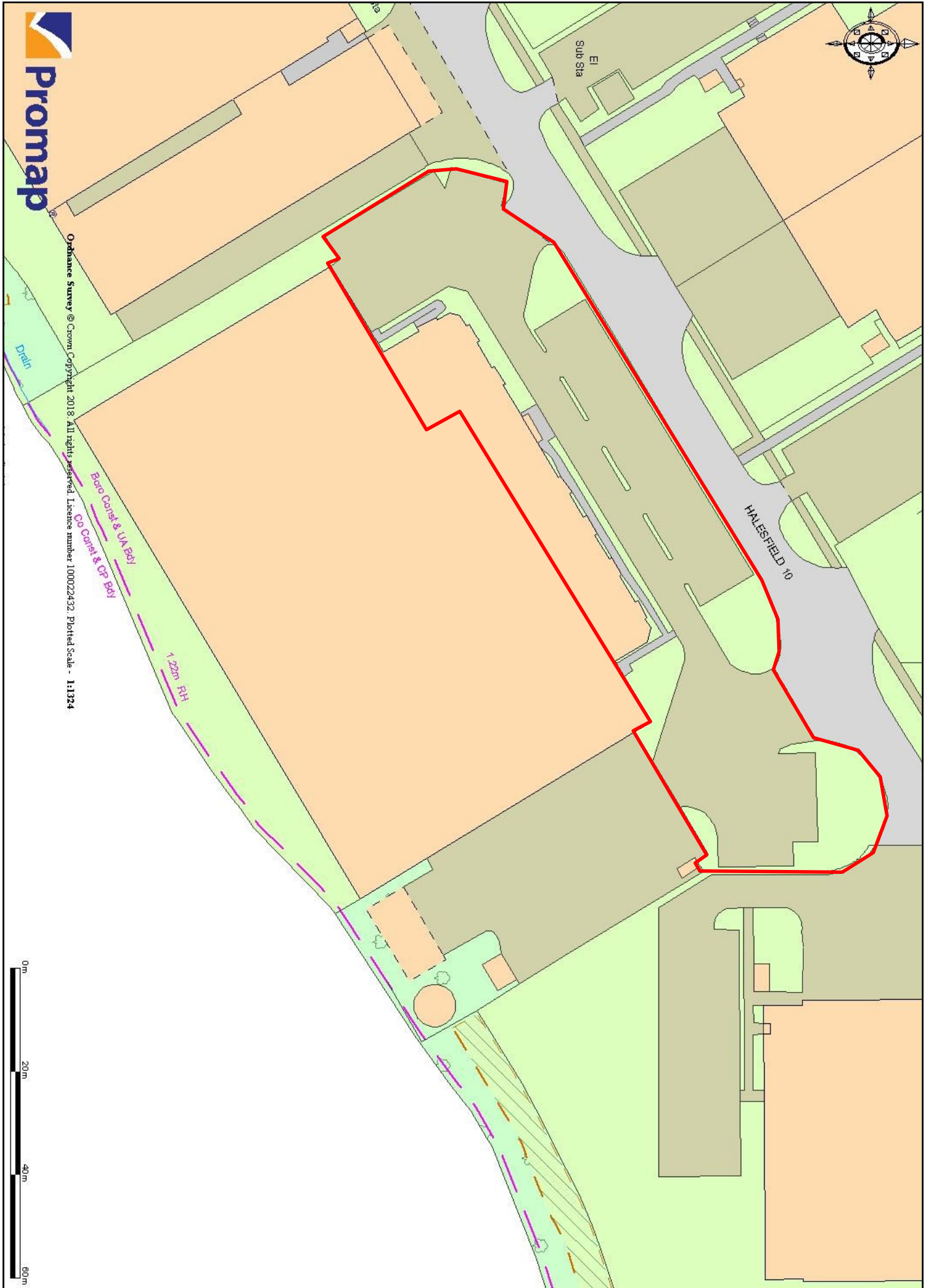
## WEBSITE

Aerial photography and further information is available at [bulleysbradbury.co.uk/halesfield10UG](http://bulleysbradbury.co.uk/halesfield10UG)

## VIEWING

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





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed



**IMPORTANT NOTICE**

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

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