

# TO LET

**M54 SPACE CENTRE**  
HALESFIELD 8, TELFORD, TF7 4QN



**INDUSTRIAL/WAREHOUSE PREMISES**  
**5,118 sq ft on 1.08 acres** (Approx. Gross Internal Area)

- Low density site
- Securely fenced and gated
- 4 level access loading doors
- Prominent location

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## INDUSTRIAL/WAREHOUSE PREMISES

**5,118 sq ft on 1.08 acres**

(Approx. Gross Internal Area)

### DESCRIPTION

The property comprises a detached industrial warehouse unit of steel frame construction with four ground level access loading doors and a height to the underside of the haunch of 4.76 metres. Externally the site is surfaced and fully fenced with a gated entrance off Halesfield 13.

### SERVICES

The agents have not tested any apparatus, equipment, fixture, fittings or services and cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their solicitor, surveyor, or contractor.

### PLANNING

Interested parties are advised to make their own enquiries to the local planning authority.

### ACCOMMODATION

	SQ M	SQ FT
Industrial warehouse	<b>475.47</b>	<b>5,118</b>
Site area 1.08 acres (0.44 hectare)		

### BUSINESS RATES

According to the Valuation Office Agency website the property is listed with a "vehicle repair workshop and premises" description and a Rateable Value (1st April 2023) of £40,750. This is not the amount payable and interested parties should check their exact liability with the local authority.

### LEASE TERMS

A new lease is available for a term of years to be agreed.

### RENT

Enquire from agents.

### VAT

The rent may be subject to VAT at the prevailing rate.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-110.



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Managed by  
**MK2**  
REAL ESTATE

Asset Manager  
**BCCIM**  
SHARED CULTURE

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## INDUSTRIAL/WAREHOUSE PREMISES

**5,118 sq ft on 1.08 acres**

(Approx. Gross Internal Area)

### LOCATION

The property occupies a prominent position at the junction of Halesfield 8 and Halesfield 13, overlooking Clews Wood Roundabout on the established Halesfield Industrial Estate. The A442 dual carriageway links north and south Telford and provides convenient access to Junction 4 and 5 of the M54 approximately 4 miles to the north

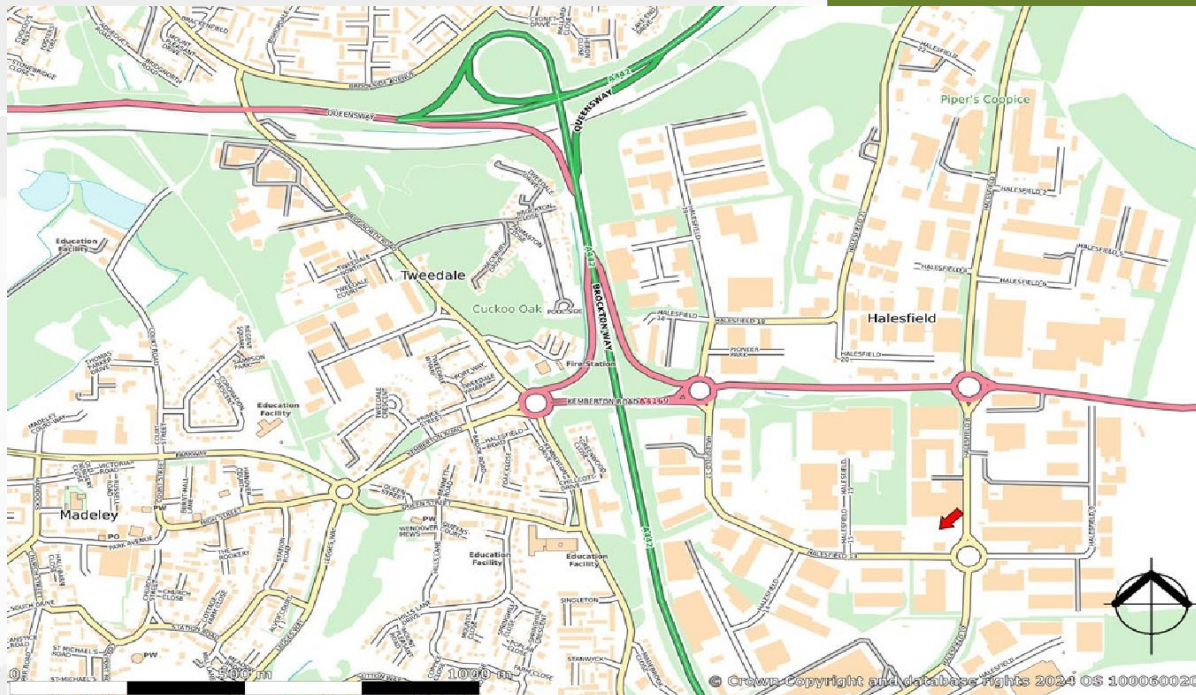
### MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

### VIEWING

Strictly via the joint agents

**POSTCODE: TF7 4QN**



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