

**Wiggins Lockett  
Thompson**  
Chartered Surveyors

## **DUE TO RELOCATION**

## **FOR SALE / TO LET**

**UNIT F5**

**HALESFIELD 23**

**TELFORD**

**SHROPSHIRE TF7 4NY**

### **\*UNIT CLEARED ON SALE\***

- 470 sq m (5,055 sq ft) GIA
- Eaves 4 m (13'9") rising to 5.2 m (17'1")
- Roller Shutter 3.55 m Wide x 4.1 m High
- Accessible Commercial Location
- Investment/Owner Occupier Suitable
- Neighbouring Units also available

#### **LOCATION**

The unit is located in the northern section of Halesfield Industrial Estate adjacent to the A442 dual-carriageway leading north to the M54 and Telford Town Centre.

#### **DESCRIPTION**

The property comprises a mid-terrace single steel portal frame industrial building. The property has its own ancillary facilities, office area, access to parking and service area.

#### **RENT / PRICE**

£23,000.00 pa exc / £235,000 subject to negotiation.

Business Rates, Service Charge, VAT and Insurance are in addition. Please contact Agent for further information.

#### **VIEWINGS**

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952-603303 or 07983-622430. • Subject to Contract • Details created 08-18 •

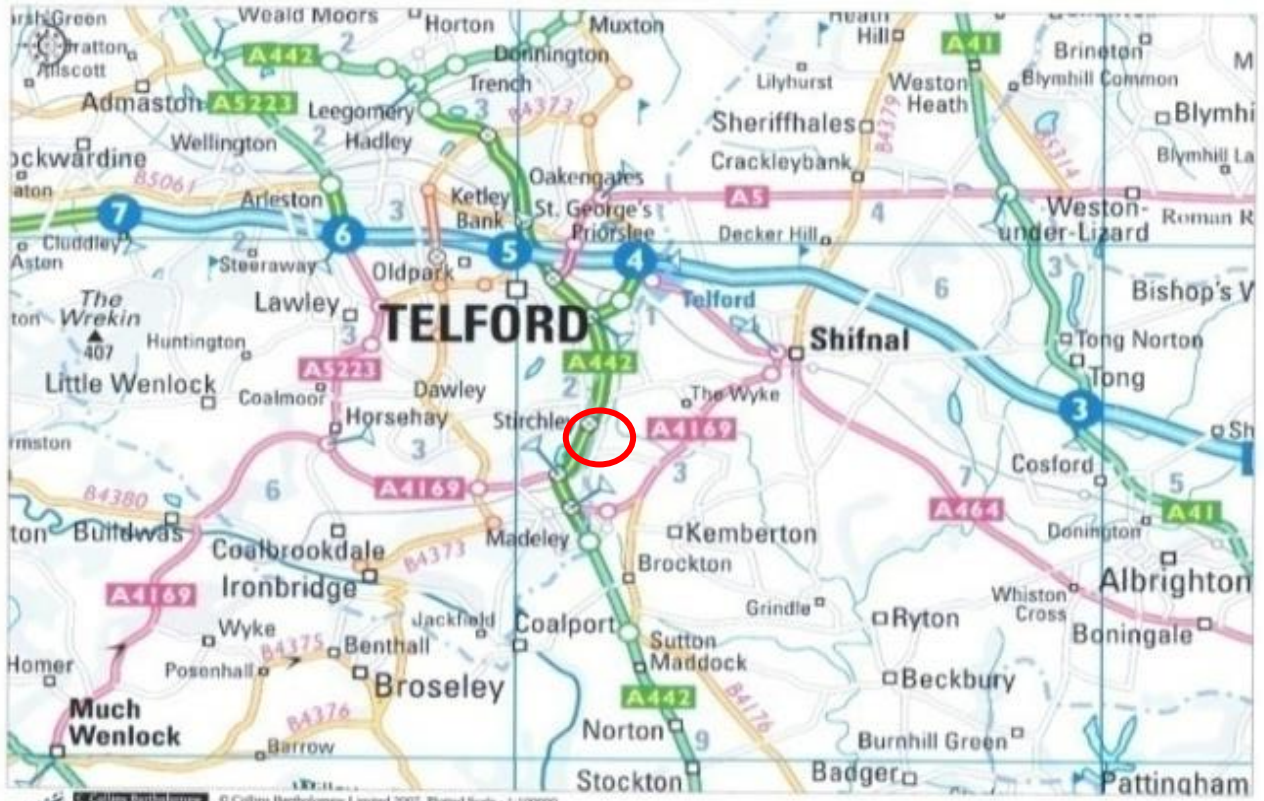


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