

**Wiggins Lockett
Thompson**
Chartered Surveyors

WAREHOUSE TO LET

**UNIT 3
EPIC PARK
HALESFIELD 6
TELFORD
SHROPSHIRE
TF7 4BF**



- 3,050 sq m (32,831 sq ft)
- EPC Rating – C (63)

LOCATION

The premises are located on the Halesfield Industrial Estate in south Telford. Epic Park (formerly the Plastic Omnium manufacturing plant) is accessible via estate roads from the A442 Queensway dual carriageway linking the North & South Telford with the Town Centre, Railway station and junctions 4 & 5 of the M54.

DESCRIPTION

The property comprises the largest of several interconnected high bay warehouses accessible by way of roller shutter. The unit has its own W.C facilities available. Exterior areas are generally shared and remain clear for access and parking of passenger vehicles. Some dedicated yard space may be available.

RENT

£147,750.00 per annum exclusive.
Business rates, buildings insurance, utilities and VAT are payable in addition (please contact Agent for further assistance).

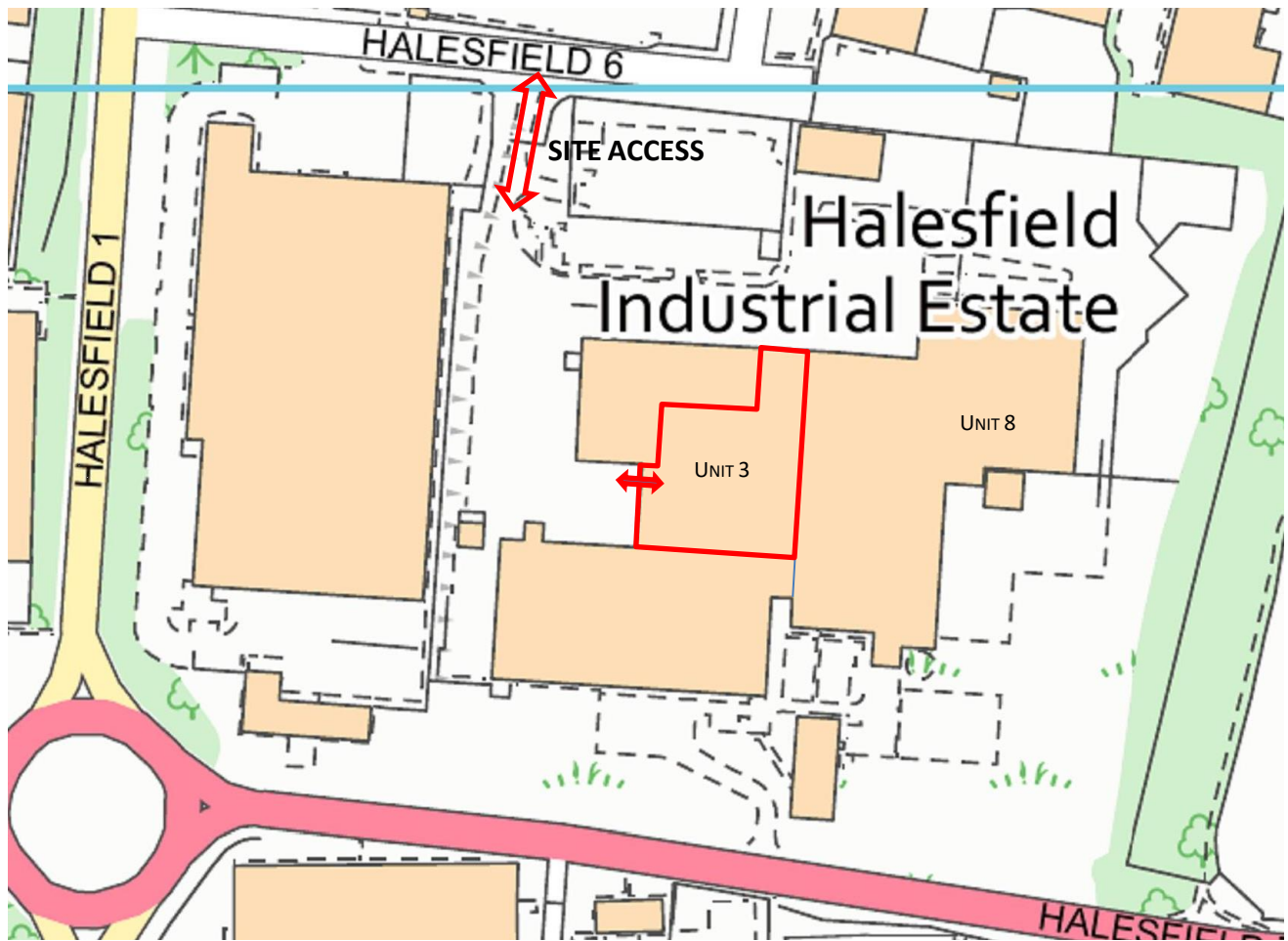
VIEWINGS

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 or 07983 622430. • Subject to Contract • A full EPC is available on request • Details amended 03-2021 •

Wiggins Lockett Thompson Limited
2nd Floor, 14-16 High Street,
Ironbridge, Telford, Shropshire TF8 7AD
Tel: 01952 603303/01902 229550
Fax: 01952 603301

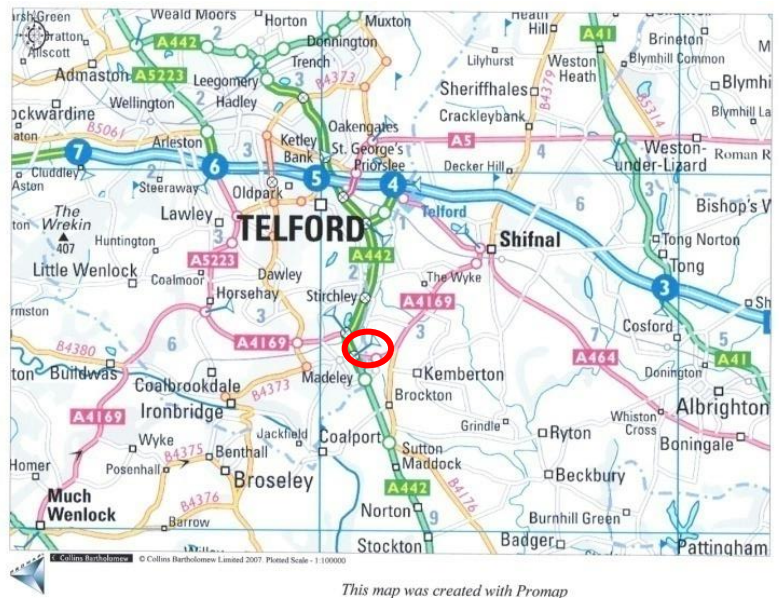
4 Olton Bridge,
245 Warwick Road, Solihull,
West Midlands B92 7AH
Tel: 0121 706 4326
Fax: 0121 706 2791





Location plan for illustrative purposes only.
 Each unit subject to separate access
 arrangements. Units are able to be
 interlinked subject to availability.

NOTE: Exterior areas are generally shared
 and remain clear for access and parking.
**Some dedicated yard space may be
 available subject to availability.**



This map was created with Promap

Important Notice

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