

**Wiggins Lockett
Thompson**
Chartered Surveyors

WAREHOUSE & YARDAGE TO LET

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

- HGV Accessible
- Flexible Terms
- EPC Rating – D (86)

LOCATION

The premises are located on the Halesfield Industrial Estate in south Telford. Epic Park 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 a multi-let complex of predominantly warehouse space with associated circulation roads and yardage. The warehouses and yard spaces can be taken individually or combined with others (see plan) subject to availability. Exterior areas are generally shared and remain clear for access and parking.

RENT

Upon Application payable 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 • EPCs are available on request •Details created 08-2021•

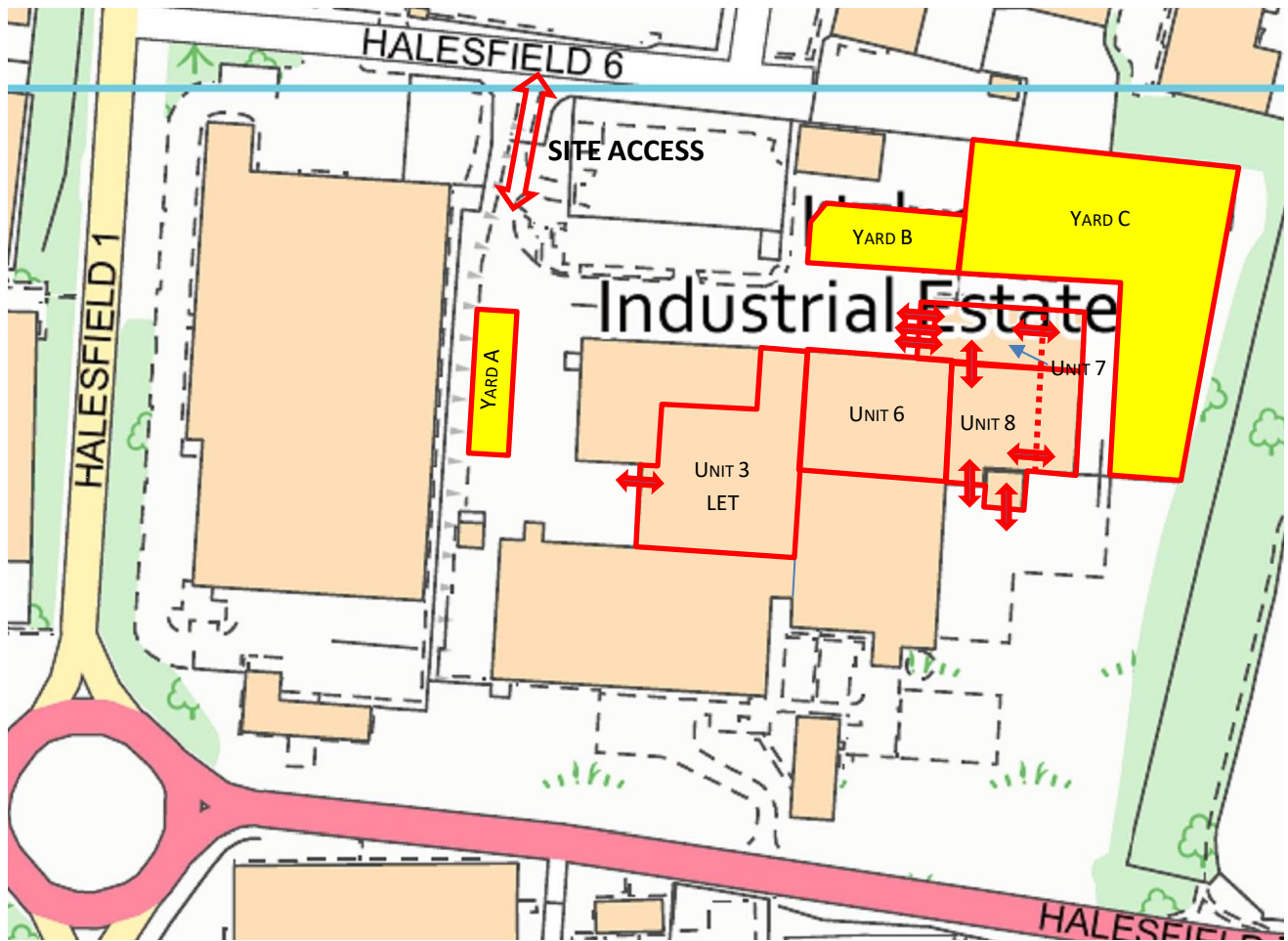


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RICS Regulated by RICS



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

AREAS

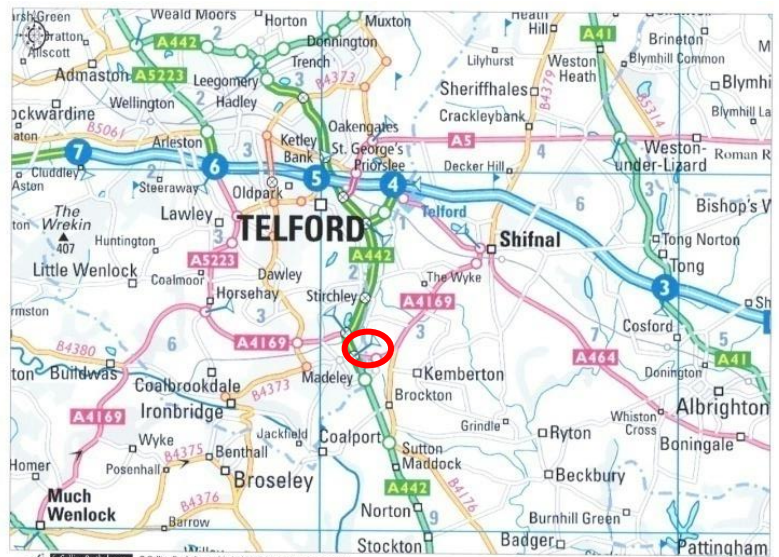
Yard A: 0.21 Ac / Yard B: 0.24 Ac /

Yard C: 1.4 Ac

Units:

3: 32,832 Sq ft / 6: 17,976 Sq ft / 7: 7,696 Sq ft (plus Canopy) / 8: 10,870 Sq ft (plus Canopy)

NOTE: Exterior roadways are generally shared and remain clear for access and parking.



This map was created with Promap

Important Notice

Wiggins Lockett Thompson Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Wiggins Lockett Thompson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. (v) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. (vi) Any movable contents, fixtures and fittings referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.