

Harcourt Trading Estate

Halesfield 13 Telford TF7 4PL

Warehouse | 5,095 - 10,207 ft²



4.5 m eaves height



2 Ground level roller shutter doors



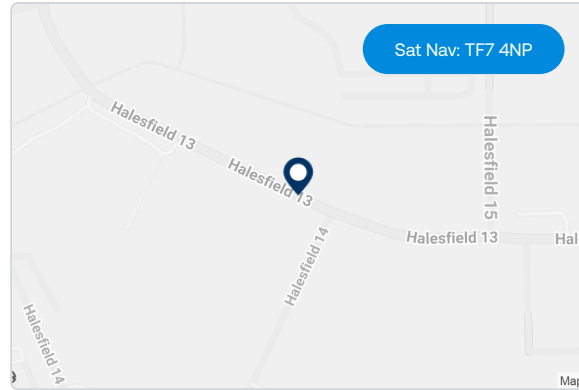
Available individually or combined



Established Industrial Estate

Available to Let





Description

The units are of steel portal frame construction and provides an industrial warehouse with a minimum eaves height of 4.5m. Each unit has a ground level roller shutter access door and car parking to the front. Units available individually or combined.

Location

Harcourt Trading Estate is located at Halesfield 13 on the established Halesfield Industrial Estate in Telford. The estate is conveniently located for access to Halesfield and Brockton roundabouts and Stirchley Interchange on the A442 Queensway dual carriageway which links north and south Telford. The Town Centre, Telford Central Railway Station, and junctions 4 and 5 of the M54 motorway are within approximately 4 miles, interlinking into the wider national motorway network.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit B3	Warehouse	5,112	Immediately	2,345
Unit B4	Warehouse	5,095	Immediately	2,335
Total		10,207		

Available to let

Further information

EPC

Unit B3: A
Unit B4: B

Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Mileway

Alex Leatherland
midlands@mileway.com
0121 368 1760



Matthew Tilt
matthew.tilt@harrislamb.com
01952 979530

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway