Pioneer Park III TELFORD, TF7 4PP

For Sale / To Let INDUSTRIAL UNITS UP TO 40,000 SQ FT





The Development

Redsun have extensive experience of delivering high quality industrial developments. Pioneer Park will deliver a high quality, energy efficient, development of three units totalling 80,000 sq ft.

The result will be the best product at the wider Halesfield Industrial Estate and ideally suited to any businesses operating in the trade, distribution or manufacturing sectors.













The Buildings

- EPC A-rating
- Dedicated customer entrance
- Steel portal framed construction
- Energy efficient cladding systems
- 3-phase power supply
- Electric loading doors
- Fully enclosed, secured yard and parking area
- Minimum eaves height 7.5m (Units 1 & 2) and 9m (Unit 3)
- Floor loading 40KN/m²
- Yard depths of 27-44m
- Fitted first floor offices
- 15% rooflights

Terms

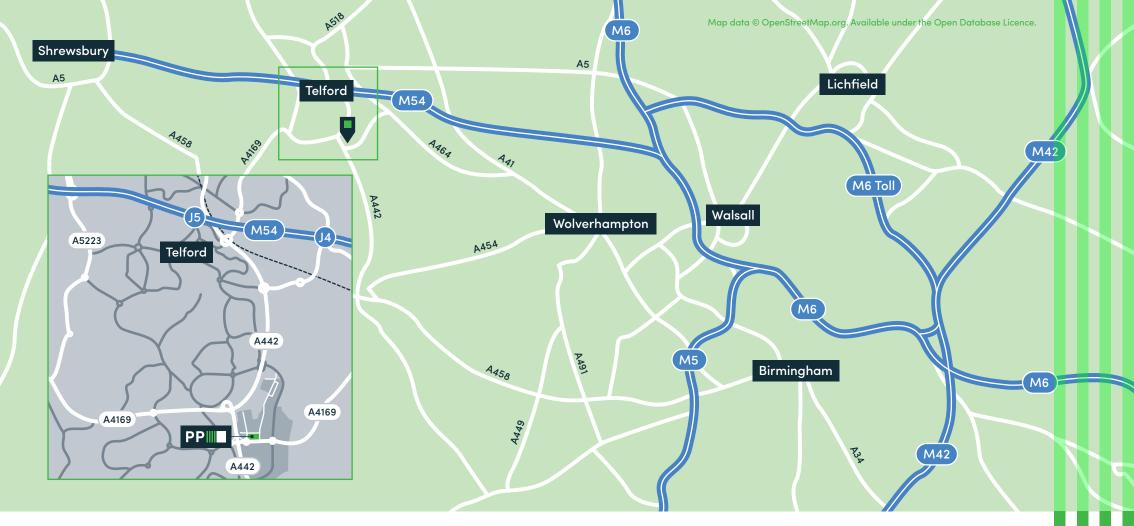
Terms available on application for a fully insuring and repairing Lease. Consideration given to freehold sale.

Areas are approximate:

- Unit 1 23,000 sq ft
- Unit 2 14,000 sq ft
- Unit 3 40,000 sq ft







Location

The site is a highly visible plot at the gateway to the Halesfield Industrial Estate surrounded on three sides by Halesfield 18, Halesfield 16 and A4169. Junction 4 of the M54 and Telford Town Centre are both 6 minutes drive from the site via the A442. The M6 motorway is 25 mins drive from the site via the M54.

Nearby occupiers include Cedo, Link 51 and CML.





THE BUILDINGS

LOCATION A



Drive times

Shrewsbury

Birmingham

Manchester

Stoke

London

Wolverhampton



30 mins

35 mins

45 mins

60 mins

1 hr 50 mins

3 hrs 10 mins







THE BUILDINGS

LOCATION











THE DEVELOPMENT



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Contact

For more information get in touch with the agent.





West Midlands Combined Authority

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