



**Pioneer
Park** 
TELFORD, TF7 4PP

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

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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.

Drive times

Shrewsbury	30 mins
Wolverhampton	35 mins
Birmingham	45 mins
Stoke	60 mins
Manchester	1 hr 50 mins
London	3 hrs 10 mins





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Contact

For more information get in touch with the agent.



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THE BUILDINGS

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