



TO LET

CEDAR COURT

Halesfield 17, Telford, TF7 4PF



- Popular Location
- 24 Hour Access
- Ample Car Parking
- Secure Fenced Site
- Excellent Transport Links
- Flexible Terms

INDUSTRIAL / WAREHOUSE UNITS
1,646 - 4,611 sq ft (152 - 428 sq m)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
M54 J4	4.5	10	Car
M6	17	25	Car

Source: theAA.com

Cedar Court

Halesfield 17, Telford



DESCRIPTION

Cedar Court is located on Halesfield 17, one of Telford's principal business locations. The development comprises 21 units totalling 55,261 sq ft of Industrial, Warehouse and Workshop space arranged in 3 blocks.

Halesfield has established itself as a popular modern industrial estate and is easily accessible from the national motorway network via a dual carriageway link.

SPECIFICATION

- Steel Portal Frame Construction
- Brick and Composite Clad Elevations
- 4m to Haunch
- 37.5 kn Floor Loading
- 3m x 3.8m Overhead Sectional Loading Doors
- Office Accommodation
- 3 Phase Electricity Supply
- Large Turning Circles

EPC

A copy of the individual EPC's are available upon request.

LOCATION

Cedar Court is accessible from the M54 via the A442 Queensway and Brockton Way.

The site is located South West of Halesfield 17, accessible directly off the Halesfield roundabout at the junction of the A442 and the A4169.

TERMS

Units are available to let on flexible terms of three years, incorporating break options. Rents are payable in advance and subject to VAT at the prevailing rate.

VIEWING / FURTHER INFO

To arrange a viewing, or for further information, please contact us on 0121 523 2929.



Whittle Jones - Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA

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