



TO LET

Cedar Court

Halesfield 17

Telford

TF7 4PF



- **Popular Location**
- **24 Hour Access**
- **Secure Gated Site**
- **Monitored CCTV**
- **On Site Parking**



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INDUSTRIAL / WAREHOUSE UNITS

1,646- 4,611 SQFT (152 - 428 SQ M)



TRAVEL DISTANCE

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 of 21 units totalling up to 55,261 sqft of Industrial, Warehouse and Workshop space arranged over 3 blocks.

Halesfield has established itself as a popular modern industrial estate 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
- Two toilet facilities
- 3 Phase Electricity Supply

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 A4169

TERMS

Units are available to let on flexible terms of three years, incorporating break options. There is a standard short form lease enabling businesses to move in quickly with minimum fuss and no legal fees.

VIEWING / FURTHER INFO

For viewings and further information, please do not hesitate to contact us on 01543 478900



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