

TO LET

UNIT 20, CEDAR COURT
HALESFIELD 17, TELFORD, TF7 4PF



INDUSTRIAL/WAREHOUSE PREMISES
3,060 sq ft (284.28 sq m) (Approx. Total Gross Internal Area)

- 4.2m clear internal height
- Office and WC's
- Overhead sectional loading door
- Parking and 24 hour access

DESCRIPTION

Cedar Court comprises 21 units totalling 55,261 sq ft of Industrial, Warehouse and Workshop space arranged in 3 blocks. Unit 20 comprises a modern mid-terrace property with the following specification:

- Steel portal frame construction
- Brick and composite clad elevations
- 4.2m clear internal height to haunch
- 3m x 4.1m overhead sectional loading door
- Office and WC accommodation
- Warehouse lighting
- 24-hour access
- Car parking
- Fully secure and fenced estate

ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	284.28	3,060

TENURE

A new lease is available for a term of years to be agreed.

RENT

A commencing rent of £27,550 per annum exclusive, subject to contract.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating B(44).



POSTCODE: TF7 4PF

LOCATION

Cedar Court is located on Halesfield 17, one of Telford's principal business locations. The A442 dual carriageway connects north and south Telford and provides convenient access to Junctions 4 and 5 of the M54 motorway, approximately 4 miles to the north of Halesfield Industrial Estate.

PLANNING

Interested parties are advised to make their own enquiries to the local planning authority.

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor, contractor, or solicitor.

SERVICE CHARGE

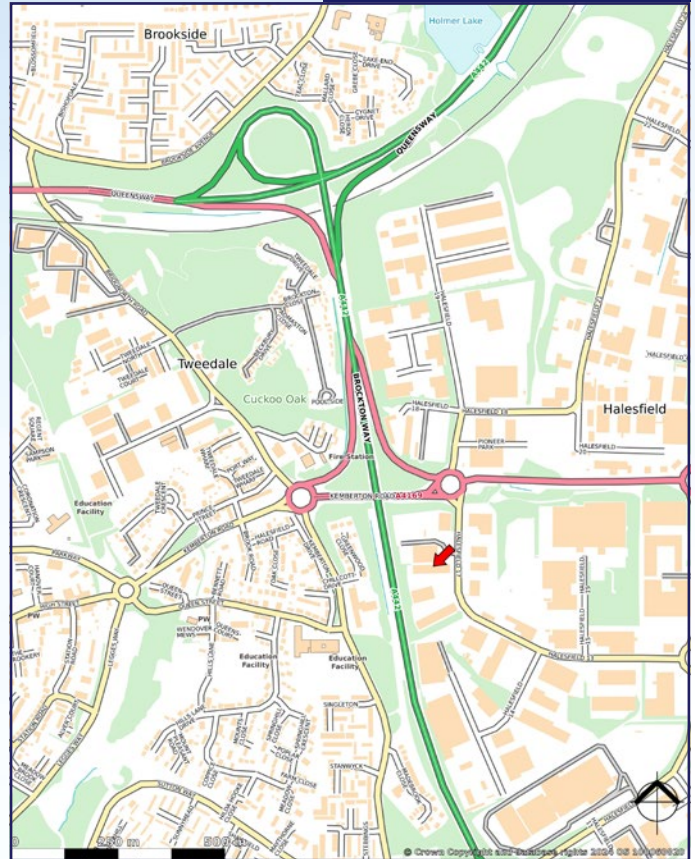
An additional Maintenance Rent is payable for the upkeep of the external estate areas.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: T2096 Date: 07/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

