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**INDUSTRIAL**

# CEDAR COURT

HALESFIELD 17 **TELFORD** TF7 4PF



**FLEXIBLE SAME DAY OCCUPATION**

**TO LET**

HIGH QUALITY INDUSTRIAL / WAREHOUSE UNITS  
**FROM 1,646 - 4,611 SQ FT (152 - 428 SQ M)**

[www.cedarcourt-telford.co.uk](http://www.cedarcourt-telford.co.uk)



• Dedicated parking



• Flexible space



# CEDAR COURT

## 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

Ranging in size from 1,646 - 4,611 sq ft, each unit includes:

- Steel portal frame construction with brick and composite clad elevations to each unit
- 4m to haunch
- 37.5 kn floor loading
- 3m x 3.8m overhead sectional loading doors
- Office accommodation with heating and lighting
- 3 phase electricity supply
- Roller shutter doors

## REASONS TO CHOOSE CEDAR COURT

- Business park location
- 24 hour access
- Ample car parking
- Secure / Fenced site
- Excellent links to M54( J4 4½ miles) & M6
- Flexible terms



## ACCOMMODATION SCHEDULE

UNIT	(SQ FT)	(SQ M)	UNIT	(SQ FT)	(SQ M)
1	3,068	285	12	2,207	205
2	2,294	213	13	2,209	205
3	2,295	213	14	1,649	153
4	2,289	212	15	1,653	153
5	2,288	212	16	2,207	205
6	2,290	212	17	3,060	284
7	3,833	356	18	3,838	356
8	3,074	285	19	3,835	356
9	2,207	205	20	3,060	284
10	1,646	152	21	4,611	428
11	1,648	153			
<b>TOTAL</b>			<b>55,261</b>	<b>5,127</b>	

## TERMS

The units are available to let on flexible terms as follows:

- Three year tenancy incorporating annual breaks
- Rent payable monthly in advance
- Landlord responsible for structural and external repairs and building insurance
- Tenant responsible for internal repairs, external doors and windows

## PLANNING

Planning has been granted for class B1, B2 and B8 including light and general industrial and storage / distribution use.

## SITEPLAN



**CEDAR COURT • HALESFIELD 17 • TELFORD • TF7 4PF**



## 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.

## RENTAL

Details of the rent and other charges are available upon application to the joint agents.

## VAT

All rents and other charges will be subject to VAT at the standard rate.

## FURTHER INFORMATION

To arrange a viewing or for further information relating to this scheme please contact one of the joint agents detailed below.

### MISREPRESENTATION ACT:

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Designed and produced by CW Advertising Tel: 01282 858200.

Dawn Webster  
dwebster@lyntonhouse.co.uk

Nicholas Dixon  
nicholas@andrew-dixon.co.uk

Matthew Tilt  
matthew.tilt@bulleys.co.uk

**WHITTLE JONES**  
CHARTERED SURVEYORS  
**0121 523 2929**  
www.whittlejones.com

**ANDREW DIXON & COMPANY**  
**01952 521000**  
www.andrew-dixon.co.uk

**BULLEYS**  
bulleys.co.uk  
**01952 292233**