

Cedar Court Halesfield 17, Telford TF7 4PF



CEDAR COURT

Halesfield 17, Telford TF7 4PF

High Quality Industrial / Warehouse Development

TO LET

FROM 1,646 SQ FT (152 SQ M)
TO 4,611 SQ FT (428 SQ M)

Where to find Cedar Court....

Cedar Court is accessible from the M54 via the A442 Queensway and Brockton Way. The new Development is located South West of Halesfield17, accessible directly off the Halesfield roundabout at the junction of the A442 and the A4169.

Terms

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

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

Planning

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

Rental

On application to the joint agents.

VAT

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

Viewing

Strictly by appointment with the joint agents

Dawn Webster
dwebster@lyntonhouse.com



Matthew Tilt
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A development by:



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

Misrepresentation Act

These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. Jan 2008.

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J4 / M54
4 miles

Description

Cedar Court is located on Halesfield 17, one of Telford's principal business locations. The development will comprise 21 units totalling some 55,166 sq ft of Industrial, Warehouse and Workshop space laid out in three 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.

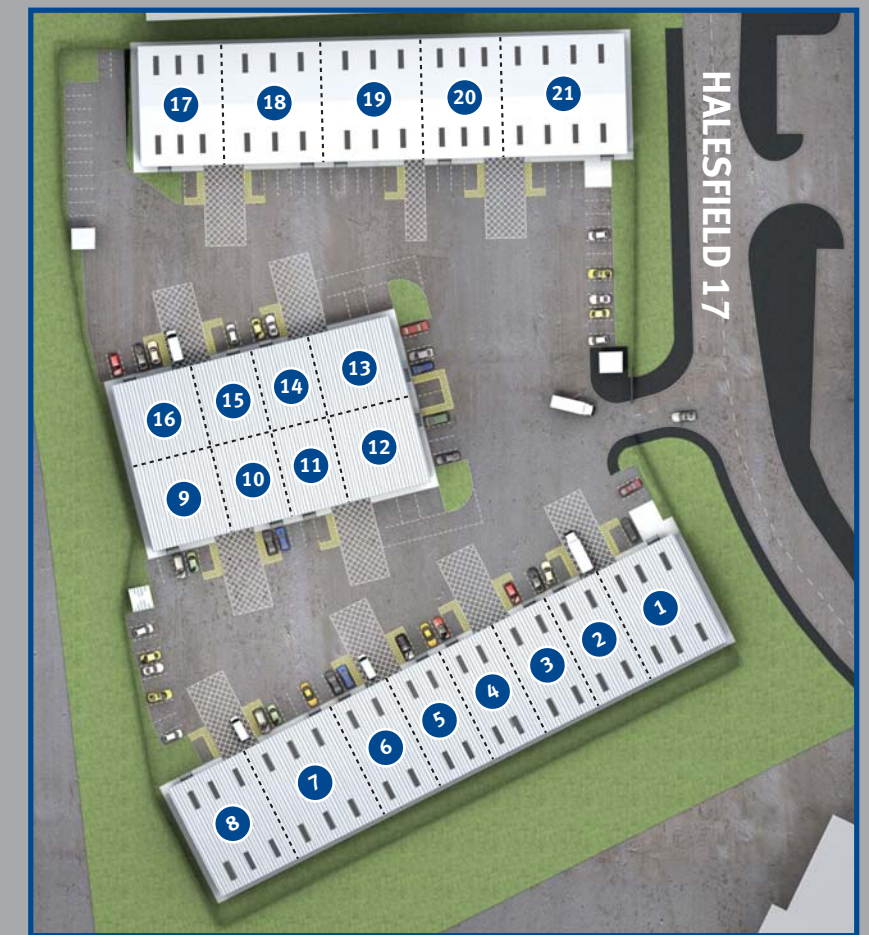
HALESFIELD 17, TELFORD TF7 4PF



CEDAR COURT

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

Site Plan Not to scale and for identification purposes only



What you get at Cedar Court....

EXCELLENT 24-HOUR ACCESS

STEEL PORTAL FRAME CONSTRUCTION WITH BRICK AND COMPOSITE CLAD ELEVATIONS TO EACH UNIT

LEVEL ACCESS LOADING DOORS TO EACH UNIT

FLEXIBILITY OF LAYOUT ALLOWING COMBINATION OF UNITS AND SIZES

HEIGHT TO HAUNCH 4M

GOOD CLEAR OPEN SPACE

ALL MAINS SERVICES INCLUDING GAS AND THREE PHASE ELECTRICITY PROVIDED

BUSINESS PARK LOCATION

AMPLE CAR PARKING

FULLY FENCED SITE

Reasons to choose

Cedar Court.....

NEW BUILDINGS

ESTABLISHED LOCATION

EXCELLENT LINKS TO M54 & M6

COMPETITIVE RENTS

FLEXIBLE TERMS