



NORTHERN TRUST
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TO LET

CEDAR COURT

HALESFIELD 17 | TELFORD | TF7 4PF

INDUSTRIAL UNITS

1,646 - 4,611 SQ FT

KEY FEATURES

- Excellent Transport Links
- On-Site Parking
- 4m Loading Doors
- Established Location
- 24/7 Access
- Nearby Amenities

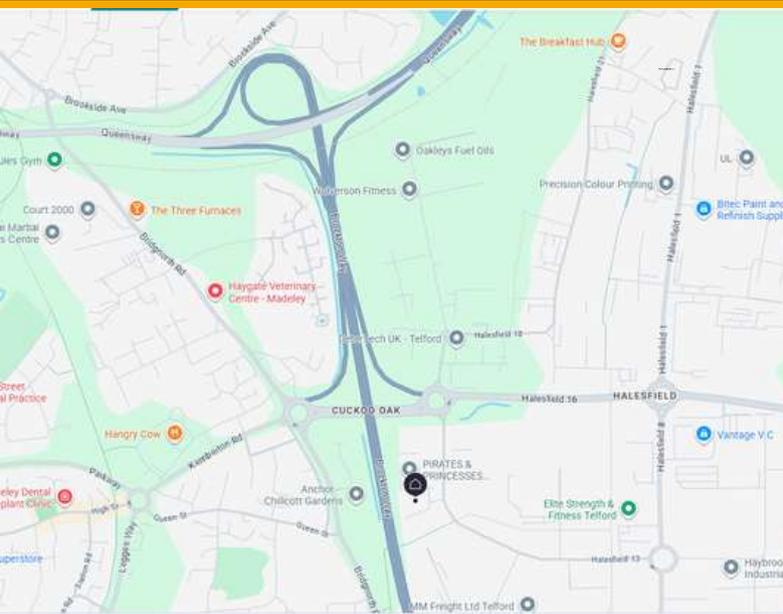


CONTACT US:

 01543 478900

 www.ntproperties.co.uk

 midlands@northerntrust.co.uk



LOCATION

Cedar Court is prominently situated on Halesfield 17, one of Telford's principal and well-established industrial areas. The estate benefits from excellent connectivity, with direct access to the M54 motorway via the A442 Queensway and Brockton Way, providing straightforward links to the wider West Midlands, Shropshire, and beyond.

Halesfield 17 has become a modern, popular business location, home to a range of industrial, warehouse, and trade counter occupiers. The development is conveniently located close to Telford town centre, offering a range of amenities including retail, cafés, restaurants, and professional services. Birmingham is approximately 35 miles to the southeast, and Wolverhampton 25 miles to the east, making it ideally positioned for both regional and national distribution. The estate is also well served by local road networks, with the A4169 providing direct connections to surrounding towns and business hubs.

MODERN INDUSTRIAL UNITS 1,646- 4,611 SQ FT

DESCRIPTION

Cedar Court comprises 21 individual, industrial units arranged across three blocks, providing a total of 55,251 sq ft of high-quality industrial, warehouse, and trade counter space. The units are of steel portal frame construction with brick/block elevations to 2m, profiled cladding above, and mono-pitched roofs with translucent panels for natural light. Each unit benefits from integral office space, level access loading doors, and a minimum haunch height of 4m. Externally, the estate offers excellent circulation, parking, and loading areas, providing secure and practical operational space. All mains services, including three-phase electricity, are available.

KEY FEATURES

- 24/7 access
- Level access 4m loading doors to each unit
- Excellent car parking and circulation areas
- Three-phase electricity
- Heating and lighting to workshop and office areas
- Integral office space
- Accessible via M54 motorway
- Direct link via A442 Queensway and Brockton Way
- Close to the Halesfield Roundabout at the junction of the A442 and A4169



EPC

A copy of the individual EPC certificates are available upon request.

TERMS

There are a range of flexible leasing options available.

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.

