



To Let: Units 1A and 1B, Platform Commercial Park

Market Drayton | Shropshire | TF9 3GY





To Let - Prime Semi-Detached Commercial Unit with Flexible Space in Market Drayton

This semi-detached commercial unit offers a Total Net Internal Floor Area of Approximately 3,282 sq ft (304.87 m²), available as a whole or in two units of versatile workspace, complemented by a forecourt area featuring both concreted and hardcored surfaces. The unit benefits from an eaves height of 6.6 metres, providing excellent vertical clearance for storage, operations or machinery.

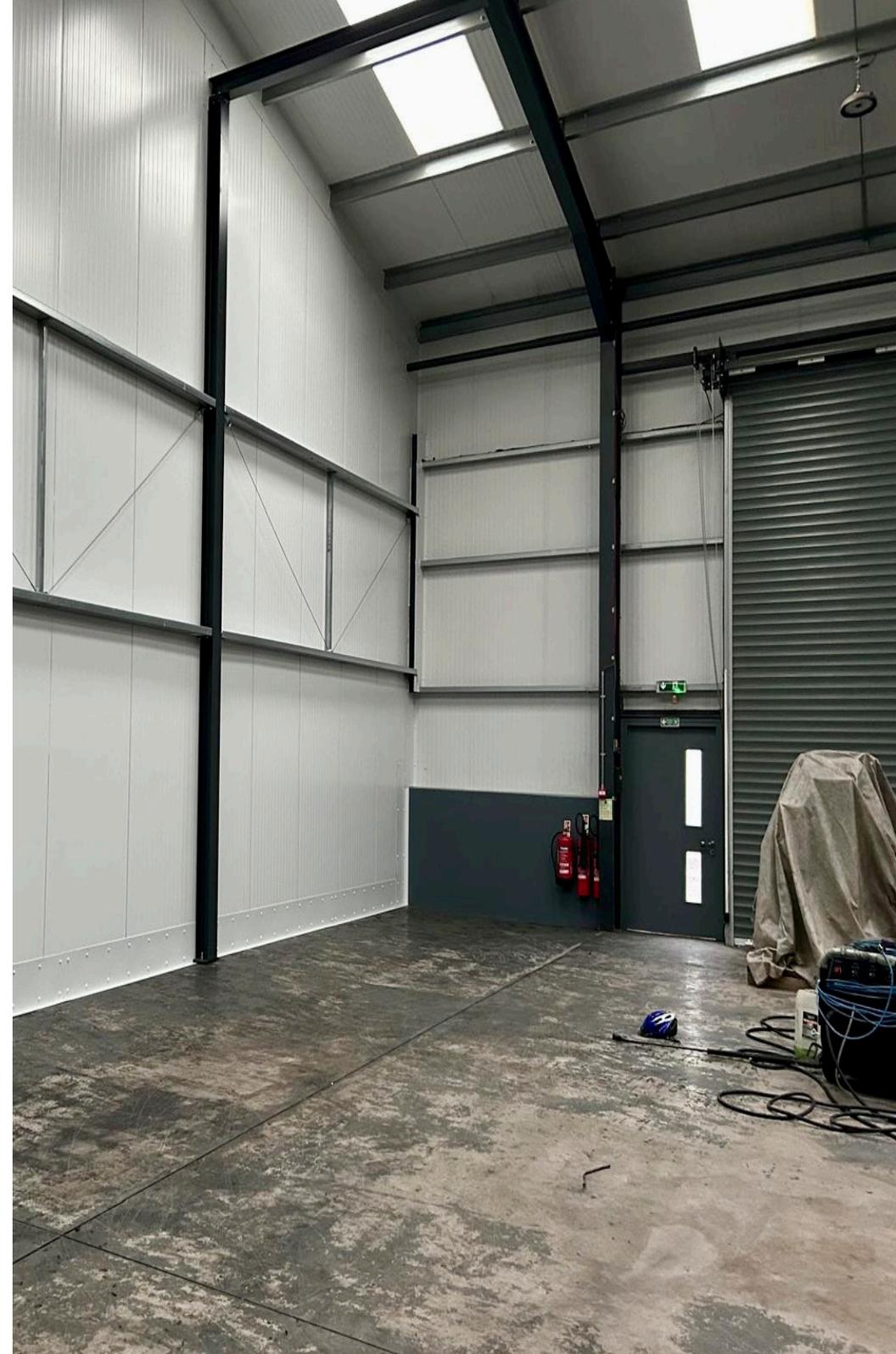
Currently available at a rent of £24,000 per annum, it presents a highly practical commercial opportunity. The property can be subdivided into two separate units ranging from 1,500 sq ft to 2,000 sq ft, ideal for businesses seeking flexible leasing options.

Units 1 A & 1B

The property provides a semi detached commercial/business unit that has a Total Gross Internal Floor Area of Approximately 3,282 sq ft (304.87 m sq) available as a whole or in two units. The property is arranged to provide a modern commercial unit with a forecourt area, in part concreted, and part hardcored.

The unit has an eaves height of approximately 6.6 metres and has two up and over doors with widths of 3.8 metres. The unit is of portal framework clad in profile sheeting. The unit benefits from 7 designated car parking spaces.

The size of the unit could potentially be split into two units from 1,500 sq ft to 2,000 sq ft. Further details available from the letting agents upon request.



Location

The commercial unit is part of the recently developed Platform Commercial Park, accessed via Bert Smith Way, within the established commercial area of Market Drayton. The park benefits from high-quality neighboring occupiers including Travis Perkins, Talbot Garage, and KO Machines Limited, providing a strong business environment.

Key Location Highlights

- Situated within Platform Commercial Park, a modern and well-connected commercial estate.
- The unit is conveniently located just 0.5 miles from Market Drayton town centre and within easy reach of all local amenities.
- Market Drayton: established market town in North Shropshire with a population of around 12,000.
- Excellent regional access: ~20 miles to Shrewsbury, ~19 miles to Telford, ~20 miles to Stoke-on-Trent.

With its prime location in a thriving commercial area and strong regional connectivity, this unit offers an ideal base for businesses seeking visibility, accessibility, and proximity to both local amenities and regional hubs.



Accommodation

TOTAL GROSS INTERNAL FLOOR AREA
– 3,282 SQ FT | 304.87 SQ M

ALL MEASUREMENTS ARE APPROXIMATE



Key Details

Rateable Value

Current rateable value = £16,250
Rates Payable = £8,108

Rent

Asking rent of £24,000 (Twenty Four Thousand Pounds) exclusive.

VAT

We understand that VAT will be chargeable on the rent.

EPC

EPC exempt.

Tenure

The unit is available to let on a new lease for a length of term by negotiation on Tenants Full Repairing and Insuring Basis with rent reviews at three yearly intervals.

Local Authority

Shropshire Council
Guildhall, Frankwell Quay
Shrewsbury, SY3 8HQ

 0345 678 9000

 www.shropshire.gov.uk

Services

(Not tested at the time of our inspection) Mains electricity drainage and water is understood to be connected to the unit. Three phase electricity is available and the water and electricity are via sub metered supplies.

Planning

Prospective tenants should make their own enquiries. The property is understood to benefit from Use Class B of the Town and Country Use Classes Order 1987. The unit would lend itself to a variety of commercial uses subject to statutory consents.

Legal Costs

The incoming tenant is to be responsible for the landlords legal costs associated with the granting of the lease.

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Halls

Viewing is strictly by prior arrangement with the letting agents.
For more information or to arrange a viewing please contact:

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Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

