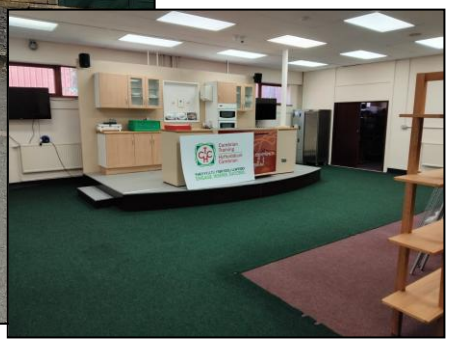
TO LET

TSR
TOWLER SHAW ROBERTS

MODERN BUSINESS SPACE/TRAINING FACILITY IN SOUGHT-AFTER INDUSTRIAL ESTATE





UNIT 14 SEVERN FARM ENTERPRISE PARK

WELSHPOOL

POWYS

SY21 7DF

- Modern semi-detached business space/training facility extending in total to approximately 2,964 sqft (275.33 sqm).
- Well-appointed and flexible accommodation having forecourt car parking / loading area offering scope for a range of potential uses (subject to planning).
- Occupying a sought-after location within the established Severn Farm Enterprise Park having excellent communication links via the A458 and A483.
- Available To Let on a new lease. **Rent £20,000 per annum exclusive.**

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property is located on the well-established Severn Farm Enterprise Park on the outskirts of Welshpool with convenient access to the main A483 Oswestry to Newtown trunk road.

Severn Farm Enterprise Park is situated within the main commercial area of Welshpool approx. 1 mile south of the town centre and is home to a number of local and national businesses. Occupiers in the immediate vicinity include Screwfix, TG Builders Merchants, Tanner Wines and City Electrical Factors.

Welshpool is an important market town and commercial centre within the Mid Wales economy and has a current population of circa 6,000. The town is situated approximately 20 miles west of Shrewsbury and 14 miles northeast of Newtown with Oswestry and Wrexham being approx. 16 and 30 miles respectively via the A458 and A5 trunk roads.

Description

The premises comprise a single storey semi-detached business space/training facility extending in total to approximately 2,964 sqft (275.33 sqm). The property has been fitted out to a modern standard to include suspended ceiling with inset LED lighting, carpeted flooring and gas fired radiator central heating and provides open plan training accommodation with separate storage and loading facilities.

The property also has the benefit of generous forecourt parking and loading facilities with small mezzanine above and is deemed suitable for a variety of uses, subject to planning.

Accommodation

	Sqft	Sqm
Warehouse, Offices and Staff Facilities	**2,964**	**275.3**

Services (Not Checked or Tested)

It is understood that mains water, electricity, gas and drainage services are connected or available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is available To Let on new Lease on a Tenant's full repairing and insuring basis for a term to be agreed, subject to upward only rent reviews at 3 yearly intervals.

Rent

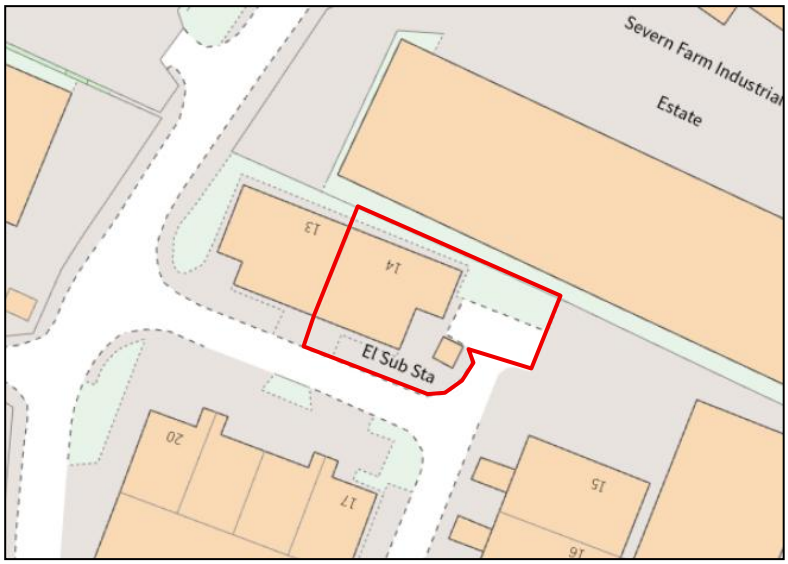
£20,000 per annum exclusive, payable quarterly in advance.

Energy Performance Rating

C74

Planning

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use.



For Reference purpose only Scale: Not to Scale

Business Rates

To Be Confirmed.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS.
TEL: 01938 552 828

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

It is understood that the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

April 2026 / Amended November 2026

TSR Surveyors
Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL
Tel: 01743 243900

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE

Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a trading name of Roger Parry & Partners LLP, Registered in England and Wales, No. OC312203. Regulated by RICS.

Important Notice
"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."