TO LET

TSR
TOWLER SHAW ROBERTS

WORKSHOP/STORAGE UNIT WITHIN POPULAR INDUSTRIAL ESTATE





UNITS 1A+2A
THE FOX COMPLEX
WELSHPOOL
POWYS
SY21 7AZ

- Spacious warehouse/storage unit with first floor office accommodation extending in total to approx. 1,427 sqft (132.5 sqm) with shared car parking.
- Roller shutter loading doors and concrete flooring.
- Sought-after location within this popular Industrial Estate situated just off the A483, and within 1 mile of Welshpool Town Centre.
- Available to let on a new Lease. Rent: **£5,500** per annum exclusive

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property is situated within the established Fox Complex Industrial Estate just off the A483 on the outskirts of Welshpool. The industrial estate has easy access to the A483 which links to: Newtown and beyond to the East, and Shrewsbury and beyond to the West.

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 approx. 20 miles to the west of Shrewsbury, via the A458, and lies approx. 14 miles to the north east of Newtown. Oswestry and Wrexham are approx. 16 and 30 miles respectively via the A458 and A5 trunk roads.

Description

This spacious workshop/storage unit comprises a ground floor warehouse/storage unit with first floor office accommodation extending in total to approx. 1,427 sqft (132.5 sqm) having a roller shutter loading door and pedestrian access door to the frontage. The unit has concrete flooring and is deemed suitable for a variety of uses, subject to planning.

Accommodation

	sqft	sqm
Workshop	1,427	132.5

Services (Not Checked or Tested)

Mains water and electricity are understood to be connected 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 a new Tenant's full repairing and insuring Lease for a term of 3 years or multiples thereof.

Rent

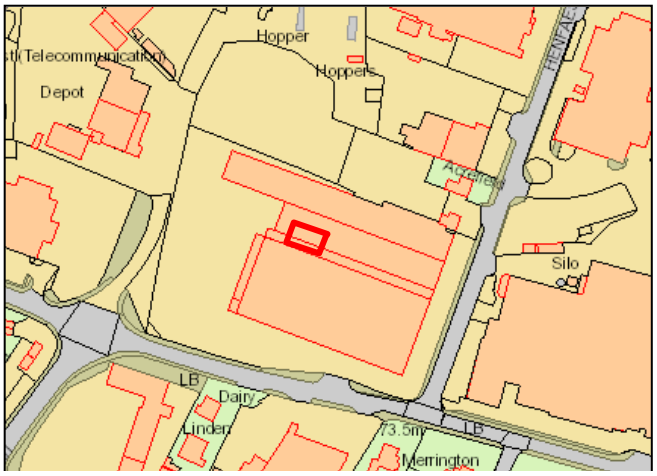
£5,500 per annum exclusive, payable quarterly in advance.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Warehouse and premises
Rateable Value – £4,250

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



For Reference Only Scale: Not to Scale

Estate Service Charge

There is an estate service charge payable in addition for the maintenance and upkeep of the communal areas of The Fox Complex. Further details are available upon request from the Letting Agents.

Energy Performance Certificate

Energy Performance Asset Rating: F 148

Town Planning

Prospective Tenants are advised to make their own enquiries to the Local Planning Authority as regards their proposed planned use.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys SY21 7AS Tel: 01938 552828

Legal Costs

Each party are to be responsible for their own legal fees incurred in this transaction.

Anti-Money Laundering (AML) Regulation

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 prior appointment with sole Letting Agents, Towler Shaw Roberts. TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY5 7FA. Tel: 01743 243900.

February 2026 / June 2026

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Important Notice
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