



# To Let: Unit 11a Talbot Way

Market Drayton | Shropshire | TF9 3SJ







### Industrial Unit Forming Part of Established and Popular Business Park

Situated within a well-established commercial quarter in the town of Market Drayton, this commercial unit offers a fantastic opportunity for a variety of business uses. The property enjoys convenient access and strong local commercial presence.

The unit provides a Total Gross Internal Floor Area of approximately 1,961 sq ft (182.16 m<sup>2</sup>) and is offered at a rental value of £13,750 per annum (exclusive), with an eaves height of around 4.5 metres. On-site car parking is available to the front of the unit.

## Unit 11a Talbot Way

The property comprises a mid-terrace commercial/business unit with a Total Gross Internal Floor Area of approximately 1,961 sq ft (182.16 m<sup>2</sup>). The accommodation is arranged to provide a warehouse/workshop area, office space, and a WC facility, offering flexibility for a range of business operations. The unit benefits from an eaves height of approximately 4.5 metres.

Access is provided via an up-and-over loading door, measuring approximately 4.25 metres in width. Externally, a forecourt area to the front of the property provides parking and servicing space. The building is of steel portal frame construction with profile metal sheet cladding. There is parking available outside of the unit.

### Accommodation

Total Gross Internal Floor Area = **1,961 sq ft** | 182.16 sq m

ALL MEASUREMENTS ARE APPROXIMATE





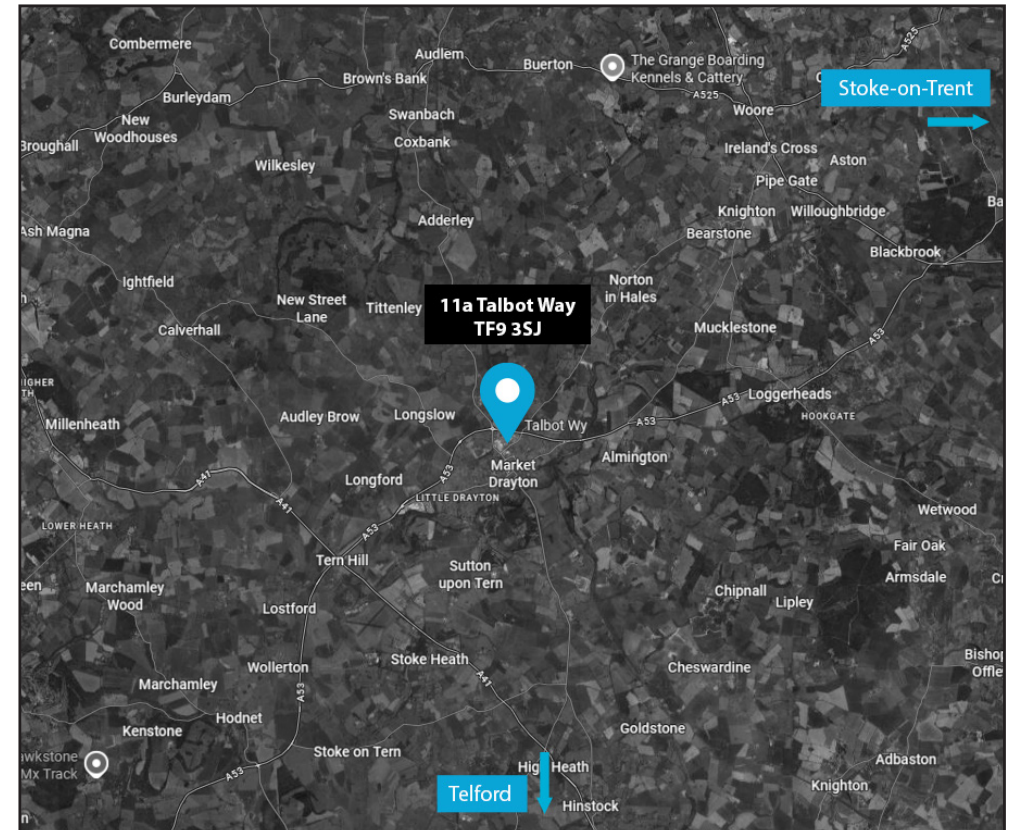
# Location

The property is prominently located on Talbot Way, within a well-established commercial estate in Market Drayton. Accessed via Bert Smith Way from Adderley Road, the unit is positioned on the edge of the town centre, providing excellent access to local amenities and benefits from nearby occupiers such as Travis Perkins.

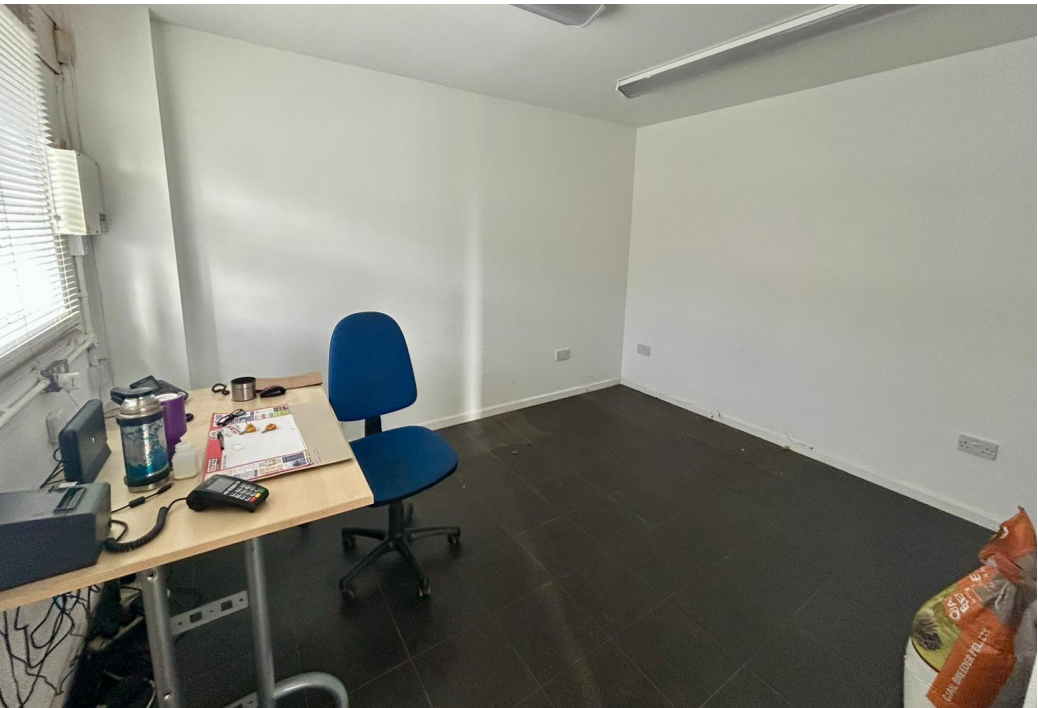
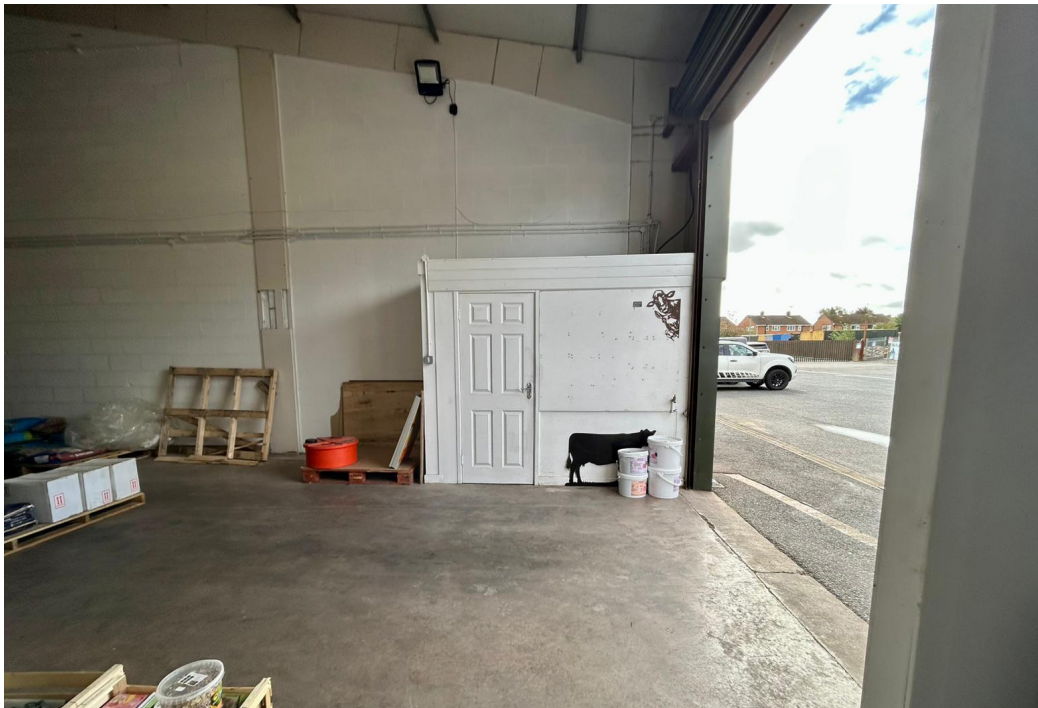
## Key Location Highlights

- Market Drayton is a key market town in North Shropshire, with a population of over 12,000 and a growing commercial presence.
- The estate benefits from excellent access to the A53, which connects to Junction 15 of the M6 (approximately 15 miles away) and the M54 (around 20 miles), facilitating wider regional and national travel.
- The town is well-positioned within the region, being approximately 20 miles from Shrewsbury, 22 miles from Telford and 17 miles from Stoke-on-Trent.
- The property is strategically located within the A49/A41 growth corridor, which supports regional distribution and economic development across Shropshire and the wider Midlands.

With excellent road connections, a strong commercial setting and easy access to regional centres, this location is ideally suited for businesses seeking a practical and well-connected base in an established market town.









# Key Details

## Rateable Value

Current rateable value = £9,300

## Rent

**£13,750** (thirteen thousand seven hundred and fifty pound) per annum (exclusive) – payable quarterly in advance.

## VAT

It is understood that the property is not elected for VAT and therefore VAT will not be chargeable on the purchase price.

## EPC

Rating = C

## Legal Costs

The inclusive tenant is to be responsible for the landlords their legal introducing costs associated with the letting of the subject property.

## Local Authority

Shropshire Council

Shirehall, Abbey Foregate

Shrewsbury, Shropshire, SY2 6ND



0345 678 9000



[WWW.SHROPSHIRE.GOV.UK](http://WWW.SHROPSHIRE.GOV.UK)

## Tenure

The property is offered to let on a new Tenants Full Repairing and Insuring lease for a length of term by negotiation, subject to rent reviews at 3 yearly intervals.

## Services

(Not tested at the time of inspection) We understand that mains water, drainage and electricity (including three phase) are understood to be connected to the property.

## Planning

Interested parties are advised to make their own enquiries to the Local Authority.

The property is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of uses subject to statutory consents.

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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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