

# MODERN INDUSTRIAL/ TRADE COUNTER UNITS

Units from  
900 sq ft  
to  
12,260 sq ft

BERRYS

TSR

TOWLER SHAW ROBERTS

## Fulwood Business Park

Grange Road, Ellesmere,  
SY12 9DF



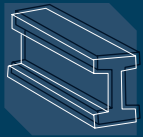
# A NEW INDUSTRIAL DESTINATION IN ELLESMERE

Newly refurbished high quality industrial / trade counter units available to Let on flexible terms.

- > Units from 900 sq ft – 12,260 sq ft
- > Available on a leasehold basis
- > Suitable for a variety of commercial uses
- > Secure, managed estate
- > Established commercial location
- > Excellent road connectivity



# KEY FEATURES



Modern steel portal frame construction



Electrically operated roller shutter doors



3-phase power supply



EPC: C - B



Dedicated parking and loading



Forecourt / yard areas (where applicable)



High-quality external finishes



Landscaped environment



# SITE PLAN

## AREA 1

Unit	Floor Area (Sq M)	Floor Area (Sq Ft)
Unit A	718	7,729
Unit A1	565	6,082
Unit B	1,139	12,260
Unit C	274	2,949
Unit D	338	3,638
Unit E	111	1,195

## AREA 2

Unit	Floor Area (Sq M)	Floor Area (Sq Ft)
Unit 1	493	5,307
Unit 2	412	4,435
Unit 3	374	4,025
Unit 4 (Office)	202	2,174
Unit 5	440	4,736
Unit 6	326	3,509
Unit 8	168	1,808
Unit 9	82	883
Unit 9A	84	904
Unit 9B	82	883
Unit 11	299	3,218



# DESIGNED FOR MODERN OCCUPIERS

The Business Park has undergone a substantial refurbishment programme to create an attractive, low density and welcoming environment, perfectly meeting the needs and expectations of the modern occupier in a thriving and accessible location.



## STRUCTURE



Steel portal frame



Concrete floor slab



WC / kitchenette provisions (if applicable)



Shared or dedicated yards



EV charging provision



Profile clad elevations



Trade Counter Prominence



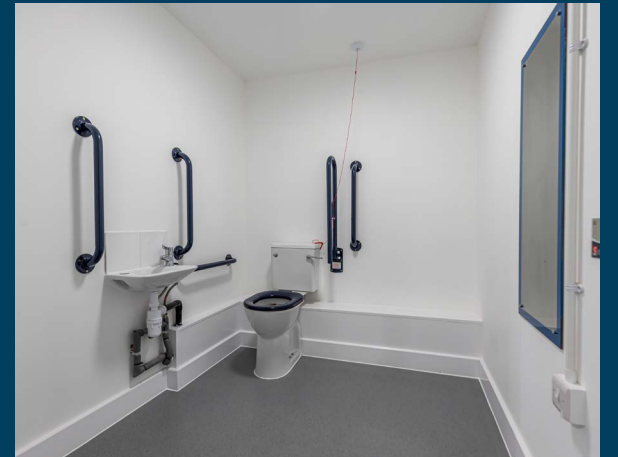
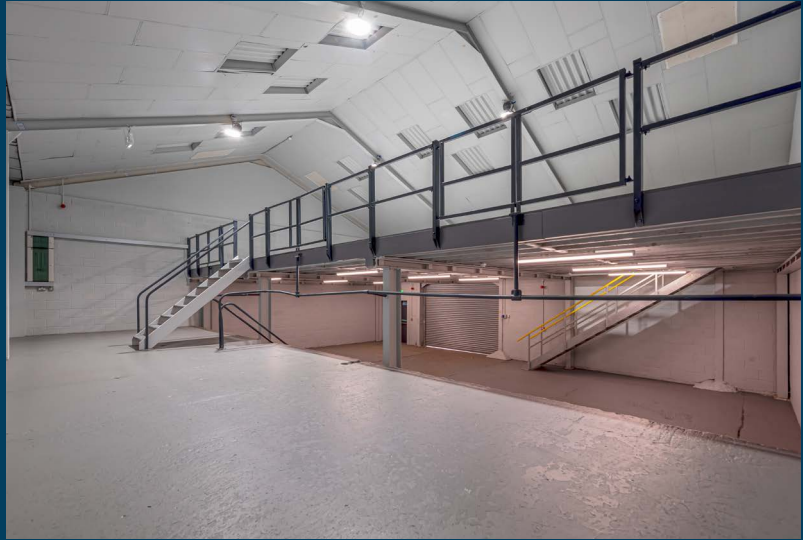
Level loading doors



LED lighting



Solar PV (if included)



# STRATEGICALLY LOCATED IN NORTH SHROPSHIRE

The property occupies an excellent location on the fringe of Ellesmere Town Centre in an established mixed commercial and residential area with convenient access to a range of amenities.

Ellesmere is a popular market town and tourist destination within the North Shropshire economy supporting a range of local amenities and serving a wide catchment area. The town is also host to a number of large established companies including; Fabdec and HIAB UK.

## DISTANCE

Ellesmere – 0.4 miles

Oswestry – 9 miles

Shrewsbury – 17 miles

Wrexham – 12 miles

Telford – 30 miles



///TRIBAL.MINDSET.SCRAPPING

# ESTABLISHED BUSINESS LOCATION

- > Ellesmere's industrial market is characterised by a strong base of established local occupiers, including engineering firms, agricultural suppliers, trade counters, storage operators and small-scale manufacturers, reflecting the area's rural economy and practical business needs.
- > Ellesmere benefits from a reliable and flexible workforce drawn from a wide rural and market town catchment, including Oswestry, Shrewsbury and North Wales. The area has a strong base of skilled labour across manufacturing, engineering and agricultural sectors, supporting a range of industrial and logistics occupiers. Combined with good road connectivity, this enables businesses to access a broad and cost-effective labour pool suited to both operational and growth requirements.





## ***FLEXIBLE LEASING OPTIONS***

- > **Units available from:** 900 – 12,260 sq ft

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  - > **Lease terms:** Available on new full repairing and insuring leases (terms to be agreed)

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  - > **Rent:** On application

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  - > The property is elected for VAT

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  - > Each party to be responsible for their own legal costs
- > There will be an Estate Service Charge for the upkeep of the common parts to the estate

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  - > EPC ratings available on request

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  - > **Local Authority:** Shropshire Council

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  - > **Business Rates:** Available on request

## ***FURTHER INFORMATION***

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