



To Let: Unit 4, Knights Park

Shrewsbury | Shropshire | SY1 3AB





To Let - Trade Counter/Commercial Unit Available in Shrewsbury's Premier Commercial Quarter

This end-of-terrace commercial unit provides a Total Gross Internal Floor Area of approximately about 7,394 sq ft of usable space comprised of warehousing, offices and welfare facilities. Built with a traditional portal frame and profile sheet cladding, it offers an internal height of around 8 metres and a wide access door and servicing to the rear.

Externally, the site features ample communal parking at the front, with additional parking and servicing off Hussey Road. Positioned in one of Shrewsbury's most sought-after commercial areas, it suits a broad range of trade counter and commercial uses and is available to let at a rent of £55,500 per annum (exclusive).

Unit 4, Knights Park

The property comprises of an end of terraced commercial unit that provides a Total Gross Internal Floor Area of approximately 7,394 sq ft (686,93 m sq), and is arranged to provide warehousing, office space and welfare facilities.

The unit is of traditional portal framework with profile sheet cladding to the elevations, benefitting from an eaves height of approximately 8 metres, and an up and over door to the rear elevation with a width of approximately 4.65 metres.

Externally the property benefits from generous communal parking to the front and additional parking / servicing to the rear accessed from Hussey Road.

The property would lend itself to a variety of trade counter and commercial uses, providing a great opportunity in one of Shrewsbury's most sought-after commercial areas.



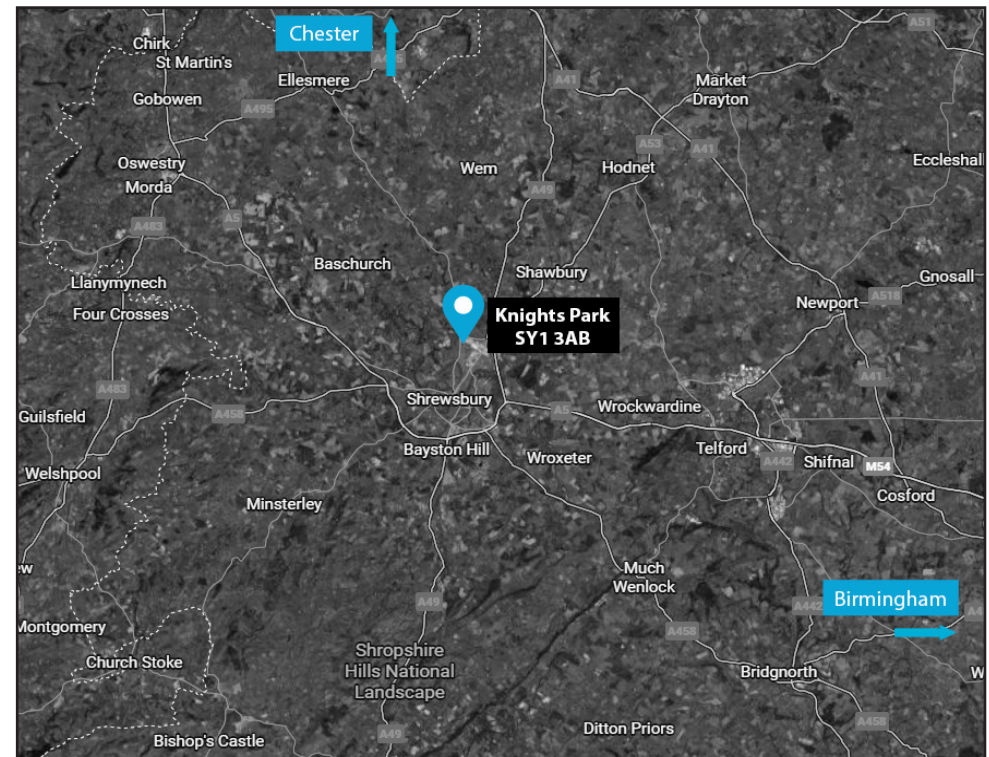
Location

Set on Knights Way within Battlefield Enterprise Park, the property enjoys a commanding roadside position in Shrewsbury's leading commercial district. The area is home to a strong community of national and regional operators, reinforcing its reputation as the town's prime business hub.

Key location highlights

- Surrounded by established occupiers including Screwfix, Links, DAF, EMED, Audi and Travis Perkins
- Immediate access to the A5124, connecting swiftly to the A49 and M54
- Well placed for the wider national motorway network
- Approximately 48 miles west of Birmingham, 43 miles south of Chester and 16 miles west of Telford
- Shrewsbury serves a substantial catchment, with a recorded population of 78,105 (2011 Census)
- Strong transport infrastructure, including rail links to Birmingham, Manchester, Cardiff and the wider regional network
- Part of a stable and diverse local economy supported by manufacturing, logistics, professional services and retail

With high visibility, excellent road connections and a proven commercial environment, the location provides an advantageous base for trade counter operators and a wide range of business uses.



Accommodation

WAREHOUSING, OFFICES, STAFFROOM & WELFARE FACILITIES

7,394 sq ft | (686.93 m sq)

OUTSIDE

CAR PARKING

SERVICING

ALL MEASUREMENTS ARE APPROXIMATE



Key Details

Rateable Value

Current Rateable Value = £76,000

Rent

£55,500 per annum (exclusive) (Fifty-Five Thousand Five Hundred Pounds per annum, to be paid quarterly in advance by standing order.

VAT

The property is elected for VAT and therefore VAT will be payable.

EPC

Current Rating = C

Legal Costs

The incoming tenant is to be responsible for the landlords' reasonable legal costs incurred in respect of the granting of the lease.

Local Authority

Shropshire Council
The Shirehall, Abbey Foregate
Shrewsbury, Shropshire, SY2 6ND

 0345 678 9000

 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 a service charge provisions. There will be rent reviews at 3 yearly intervals.

Services

(Not tested at the time of inspection)

All services are understood to be connected to the property, including three phase electricity.

Planning

Prospective tenants should make their own enquiries. The property is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order. The property would lend itself to a variety of trade counter/ commercial uses.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



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@hallsgb.com



wrekinrevive.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

