TO LET

TSR
TOWLER SHAW ROBERTS

SPACIOUS TRADE COUNTER/WAREHOUSE FACILITY IN POPULAR TRADE PARK LOCATION



UNITS 11 R&S
CENTURION TRADE PARK
KENDAL ROAD
SHREWSBURY
SHROPSHIRE
SY1 4EH

- Attractive mid terrace trade counter / warehouse unit extending in total to approx. 2,900 sqft (269.41 sqm) with forecourt parking and loading facilities.
- Well-appointed accommodation incorporating integral reception, office and w.c. with large warehouse / storage area to the rear.
- Sought after Trade Park location with easy access to the A5 bypass, A49 and M54 Motorway.
- Available To Let on a new Lease. Rent: **Based on £5.50 per square foot** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

Centurion Park is well located on Kendal Road in Harlescott, approximately two miles north of Shrewsbury Town Centre. The Trade Park has excellent transport links with direct access to the A5 bypass, A49 and M54 Motorway.

Shrewsbury is the historic County Town and main administrative centre of Shropshire strategically located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles North West of Birmingham and 45 miles south of Chester.

Description

The property comprises a mid-terrace warehouse / workshop unit providing spacious open plan accommodation extending to approx. 2,900 sqft (269.41 sqm). The unit is configured internally to provide a large open plan warehouse / workshop having concrete floor, suspended tiled ceiling, fluorescent strip lighting and gas fired warm air heating with 2 roller shutter loading / access doors to the front.

The unit also provides integral office and toilet facilities with on-site car parking to the front.

Accommodation

	Sqft	Sqm
Units 11 R & S	2,900	269.41
Total	**2,900**	**269.41**

Services (Not Checked or Tested)

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

Tenure

The property is available To Let on flexible terms to be agreed, on a tenant's full repairing and insuring basis.

The lease is to be contracted outside the secure of tenure provisions of the Landlord and Tenant act 1954.

Rent

Based on £5.50 per square foot per annum exclusive, payable quarterly in advance.

Business Rates

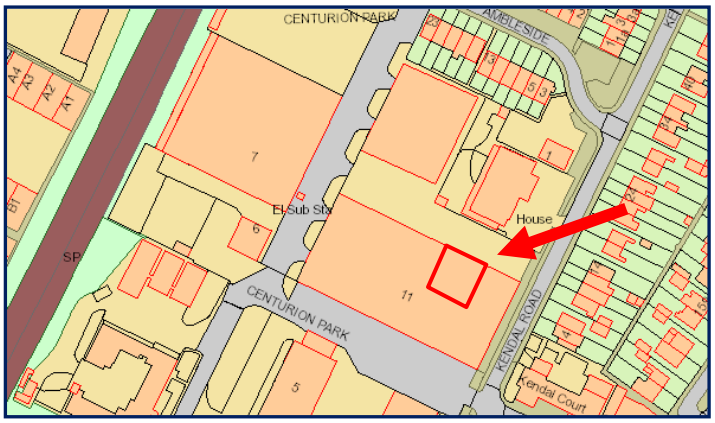
At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Workshop and premises
Current Rateable Value - £11,250
Rateable Value as of 1st April 2026 - £12,500

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

Energy Performance Rating

Energy Performance Asset Rating: D 89



For Reference purpose only Scale: Not to Scale

Trading Hours

The units at Centurion Trade Park are permitted to trade from 8am to 6pm, Monday to Saturday. A key code to the main gates will be given to each of the Tenants for access outside of these times.

Service Charge

There will be an estate service charge to cover the cost of lighting, maintenance and repair of the development to include landscaping, roads, boundaries etc. Further details are available from the Letting Agents upon requests.

Planning

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

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. TEL: 0345 678 9000.

Legal Costs

Each party will be responsible for their own legal costs in respect of 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.

May 2026 / Amended November 2026

TSR Surveyors
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