



To Let: Unit B4, Bank Top Industrial Estate

St. Martins | Oswestry | SY10 7HB





High-Quality Modern Trade Counter/Commercial Unit to Let with Excellent Accessibility and Flexibility

A rare opportunity to lease a prominently located, new build trade counter or commercial unit in the popular Shropshire village of St Martins. Offering modern and flexible commercial space extending to a Total Gross Internal Floor Area of approximately 2,060 sq ft (191.38 sq m). This unit is ideal for a wide range of business uses, subject to statutory consents.

Benefiting from strong visibility, excellent local connectivity and easy access to the national road network, the unit is well-positioned to serve both local and regional markets. Offered at a rent of £16,500 per annum (exclusive), this property presents a compelling option for businesses seeking a high-spec, accessible premises.

Unit B4

This modern trade counter/commercial unit offers a Total Gross Internal Floor Area of approximately 2,060 sq ft (191.38 sq m) and is well-suited to a range of commercial or light industrial uses, subject to statutory consents. The unit forms part of a recently constructed development and is built to a high standard.

Constructed with a steel portal frame and profile sheet cladding, it benefits from an eaves height of around 5.8 metres, offering excellent internal clearance. Access is provided via an electric up-and-over loading door to the front elevation.

The layout includes a reception area, toilet and a spacious open-plan workshop/warehouse. Externally, there are three dedicated parking spaces and a generous turning and loading area, providing practical access for vehicles and deliveries.

This well-located and versatile unit combines modern construction with excellent accessibility, making it a strong choice for a variety of occupiers.



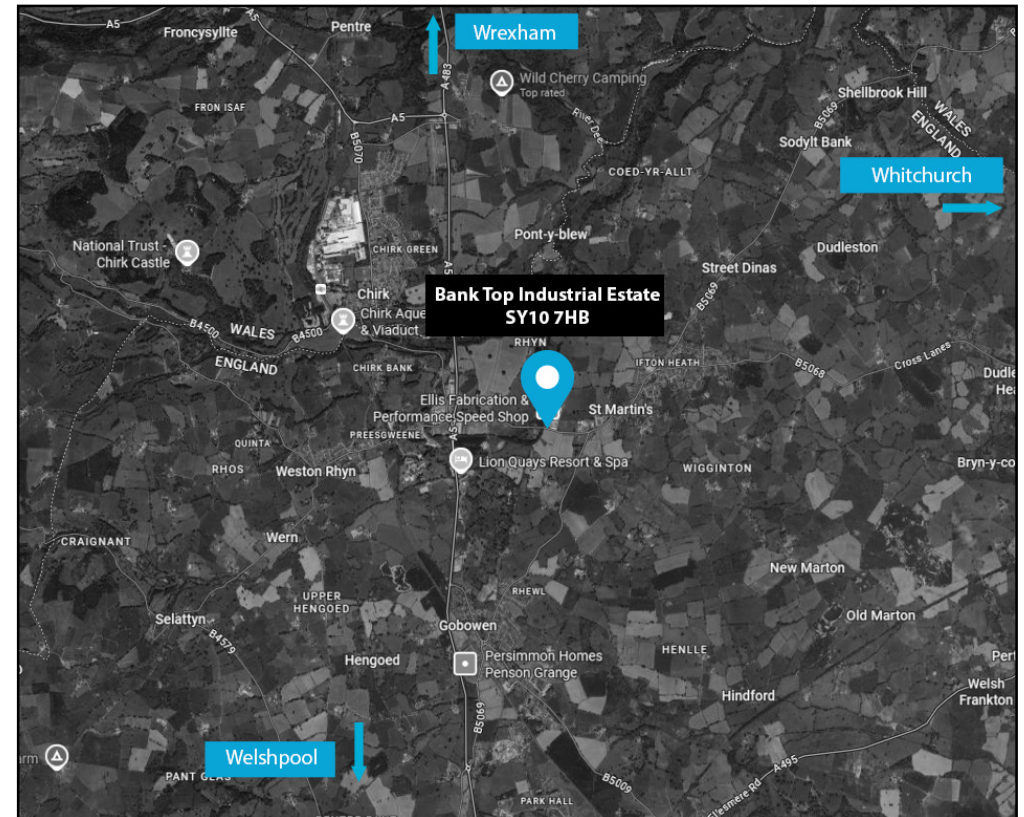
Location

This high-profile commercial unit is situated within the Bank Top Industrial Estate, on the edge of St Martins - an established village just outside Oswestry. The property benefits from a prominent position fronting a main B-road and enjoys excellent accessibility to major transport routes, making it an ideal base for a range of business operations.

Key Location Highlights

- Prominent roadside position within Bank Top Industrial Estate, St Martins
- Excellent access to the A5 and A483, connecting to Oswestry, Shrewsbury, Wrexham, and Chester
- Easy links to the A55 and wider motorway network, enabling strong regional and national connectivity
- Just 1.8 miles from Gobowen Railway Station with direct services to Birmingham, Chester and Cardiff
- Close to local amenities and regular bus services through St Martins and surrounding towns
- Located near St Martin's School, serving a wide catchment and supporting the local workforce

With strong visibility, convenient transport links and a supportive commercial environment, this location offers a strategic advantage for businesses looking to establish or expand their presence in the Oswestry area and beyond.



Key Details

Rateable Value

Current rateable value = £9,300

Rent

Asking rent of **£16,500** (sixteen thousand five hundred pounds) per annum (exclusive)

VAT

We understand the property is elected for VAT.

EPC

Property rated - C

Legal Costs

The incoming tenant is to be responsible for the landlords legal costs in respect of the assignment or granting of a lease.

Tenure

The property is offered to let on a new tenants full repairing and insuring basis with rent reviews at three yearly intervals for a length of term by negotiation.

Services

We understand that the property benefits from mains electricity (3 phase) water and private drainage.

Planning

The premises are to be used within Class B of the Town & Country Planning Act (Use Classes) Order 1987.

Local Authority

Shropshire Council
The Guildhall, Frankwell Quay
Shrewsbury, SY3 8HQ



0345 678 9000



[SHROPSHIRE COUNCIL WEBSITE](#)

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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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Commercial Department



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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

