

TO LET

TSR

TOWLER SHAW ROBERTS

MODERN WORKSHOP/STORAGE UNIT WITHIN ESTABLISHED INDUSTRIAL ESTATE



UNIT 15A

**MALEHURST
INDUSTRIAL ESTATE**

MINSTERLEY

SHROPSHIRE

SY5 0EQ

- Recently constructed single storey workshop/storage unit extending to approx. 1,380 sqft (128.2 sqm) with a further 341 sqft (31.71 sqm) of mezzanine offices.
- Two electric roller shutter loading doors, concrete flooring shared car parking and loading facilities.
- Highly sought-after location within this popular Industrial Estate situated just off the A488, approximately 9 miles west of Shrewsbury and A5 trunk road
- Available To Let on a new Lease.
- Rent on application.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property is situated within the established Malehurst Industrial Estate just off the A488 on the outskirts of the village of Minsterley.

The industrial estate is approximately 9 miles south west of Shrewsbury via the A488 and offers good access to Mid Wales and the West Midlands conurbation.

Description

This recently constructed single storey workshop/storage building extends in total to approx. 1,380 sqft (128.20 sqm) having an eaves height of approx. 3.6m, 2 no. electric roller shutter loading doors and concrete flooring. The property also has the benefit of mezzanine office space extending to a further 341 sqft (31.71 sqm).

Externally the property boasts on-site car parking and forecourt loading facilities. The industrial estate benefits from 24-hour access and CCTV security.

Accommodation

	sqft	sqm
Workshop (46ft x 30ft)	1,380	128.20
Mezzanine	341	31.71
Total	1,721	159.91

Services (Not Checked or Tested)

Mains water and electricity are understood to be connected to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is available To Let on a new Tenant’s full repairing and insuring Lease for a term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

Rent

Rent upon application.

Business Rates

To be reassessed.

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 Certificate

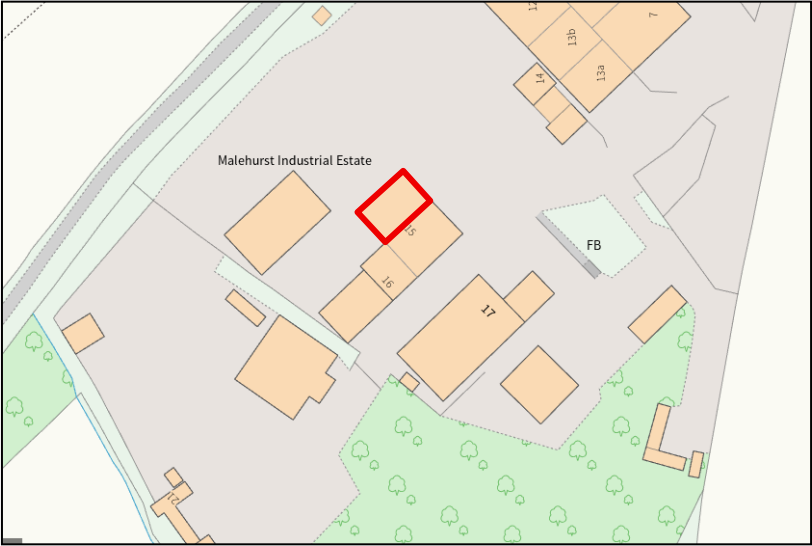
Energy Performance Asset Rating: To be confirmed

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Also at
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For Reference Only Scale: Not to Scale

Town Planning

Prospective Tenants are advised to make their enquiries to the Local Planning Authority as regards their proposed planned use.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Local Authority

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

Legal Costs

The incoming Tenant will be responsible for the Landlord’s reasonable legal costs in connection with the grant of the Lease.

Anti-Money Laundering (AML) Regulation

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from any applicants, in addition to the usual references and credit checks.

Viewing

Strictly by prior appointment with sole Letting Agents, Towler Shaw Roberts LLP. TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY5 7FA. Tel: 01743 243900.

October 2025

Important Notice

“These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that:

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