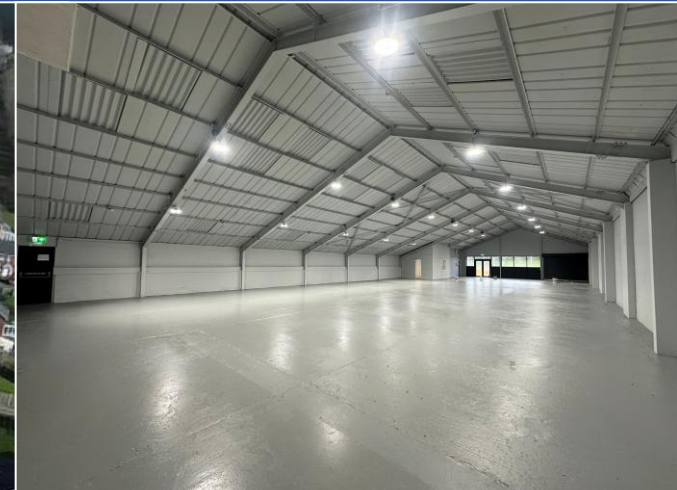


TO LET

NEWLY REFURBISHED WAREHOUSE/ TRADE COUNTER UNITS IN ESTABLISHED COMMERCIAL LOCATION



Fullwood Business Park | Grange Road | Ellesmere
| Shropshire | SY12 9DF

TSR
TOWLER SHAW ROBERTS

Location

The property occupies a 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.

The town is well connected to the main road network being approximately 18 miles north of Shrewsbury, 10 miles south of Wrexham and 8 miles north east of Oswestry with access via the A495 & A528 trunk roads. The A495 also provides access to Junction 15 of the M6 motorway via the A525 and A53 trunk roads.

Description

Fullwood Business Park comprises a number of well-appointed trade counter and commercial units ranging in size from 1,150-11,949 sqft (1,150-1,110 sqm).

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.

The Units provide well designed and flexible accommodation having the benefit of electric roller shutter access doors, LED overhead lighting with integral offices in certain units.

The Business Park also benefits from generous on-site car parking and loading facilities with the trade counter units at the front benefitting from glazed display frontages.

The units in Phase 1 are available for occupation on flexible terms to be agreed, with Phase 2 to follow shortly.

Accommodation – Phase 1

	Square Meters	Square Feet	Rent Per Annum	Rent Per Calander Month	Service Charge Per Annum
A	711	7,650	£51,690	£4,307.54	£5,737.50
A1	603	6,493	£42,108	£3,508.98	£4,869.75
B	1,110	11,949	£69,247	£5,770.59	8,961.75
C	162	1,743	£13,075	£1,089.55	£1,307.25
D	209	2,249	£16,868	£1,405.66	£1,686.75
E	107	1,150	£9,470	£789.14	£862.50



LOCAL AUTHORITY

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

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.

SERVICES

Mains water, electricity (including 3-phase) and drainage services are connected/available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

BUSINESS RATES

Details of the Business rates for each unit are available upon request.

ENERGY PERFORMANCE RATING

Available upon request.

TERMS

The units are available on flexible lease terms for a minimum term of 3 years, or multiples thereof, subject to 3 yearly upward only rent reviews on a tenants full repairing and insuring basis.

A service charge for the maintenance and upkeep of the communal areas of the site are payable in addition.

VAT

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

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

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 LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

Please contact:

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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: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."