

TO LET

TSR

TOWLER SHAW ROBERTS

MODERN TRADE COUNTER/WAREHOUSE FACILITY IN POPULAR TRADE PARK LOCATION



**UNIT 2, THE TRADE STOP
MAES-Y-CLAWDD
MAESBURY ROAD
INDUSTRIAL ESTATE
OSWESTRY
SHROPSHIRE, SY10 8NU**

- Modern mid-terrace warehouse/trade counter extending to approx. 2,050 sqft (190.22 sqm) with additional mezzanine offices and staff welfare facilities.
- Versatile accommodation having forecourt car parking / loading area.
- Sought after Trade Park location with easy access to the A5 bypass, A49 and M54 Motorway.
- Available To Let on a new Lease. Rent **£12,500** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is located within the popular Maesbury Road Industrial Estate in the heart of the main commercial/ industrial area of Oswestry close to the A483 and A5 trunk roads, and approximately 1.5 miles south east of the town centre. Occupiers in the immediate vicinity include Pentons Haulage, Shropshire Design & Print and Concrete Polishing.

Oswestry is an important market town and commercial centre within the North Shropshire economy supporting a current population in excess of 17,500 people. The town is strategically located close to the Welsh border approximately 18 miles north-west of Shrewsbury, 30 miles south of Chester, 15 miles from Wrexham and 29 miles north-east of Newtown. Oswestry serves a wide catchment area and is well placed to the main road network.

Description

The property comprises a modern mid-terrace warehouse/ trade counter extending to approx. 2,050 sqft (190.22 sqm) with additional mezzanine offices and staff welfare facilities.

The accommodation provides a clear span warehouse with front roller shutter loading door, overhead lighting and concrete flooring, with integral ground floor reception/office accommodation with separate toilet facilities.

The first floor provides additional office accommodation extending to approx. 490 sqft (45.56 sqm) comprising a large open plan general office with separate managers office. Externally the property provides generous forecourt car parking and delivery area.

Accommodation

| | Sqft | Sqm |
|--|--------------|---------------|
| Ground Floor Warehouse | 2,050 | 190.22 |
| <i>Including integral reception and office</i> | | |
| Mezzanine Office and Kitchen | 490 | 45.56 |
| Total | 2,540 | 235.78 |

Services (Not Checked or Tested)

It is understood that mains water, electricity (including 3 Phase) 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 are available To Let on a new Tenant’s full repairing and insuring lease on terms to be agreed.

Rent

£12,500 per annum exclusive, payable quarterly in advance.

Energy Performance Rating

Energy Performance Asset Rating: B (35)

Planning

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



For Reference purpose only Scale: Not to Scale

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 –Warehouse and premises
Rateable Value - £12,250

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

Local Authority

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

Legal Costs

The incoming Tenant is to be responsible for the Landlord’s reasonable legal costs in connection with 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 LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

November 2025

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Stafford Court, Telford, Shropshire TF3 3DE
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Important Notice
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