FOR SALE

MODERN WAREHOUSE/TRADE COUNTER PREMISES WITH LARGE SECURE YARD IN SOUGHT-AFTER LOCATION

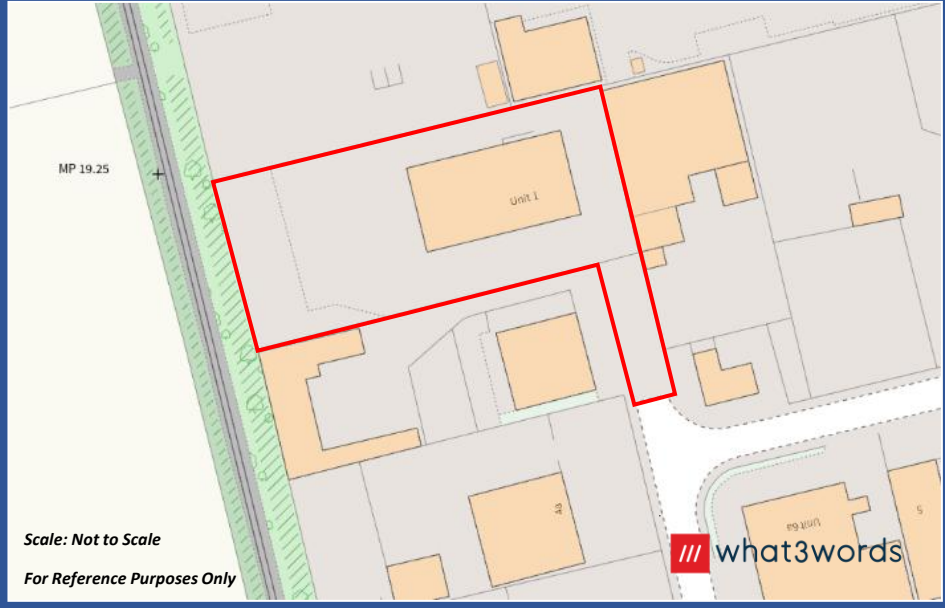


UNIT 1 MILE OAK INDUSTRIAL ESTATE | MAESBURY ROAD | OSWESTRY | SHROPSHIRE | SY10 8GA

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EXECUTIVE SUMMARY

- Modern, detached industrial unit extending in total to approx. 9,925 sqft (922 sqm) including a mezzanine storage area of 2,378 sqft (221 sqm).
- Generous secure circular yard on a site area of approx. 0.98 acres (0.40 Ha).
- Incorporating a large open plan warehouse with integral reception, offices, packing areas and staff welfare facilities.
- Occupying a sought-after position in the heart of Mile Oak Industrial Estate with excellent communication links via the A5 and A483.
- Offers in the region of **£850,000** are invited for the freehold interest with the benefit of vacant possession on completion.



LOCATION

The property occupies a prominent position in the heart of Mile Oak Industrial Estate, Oswestry's main industrial estate which lies in an accessible location on the south side of the town immediately to the north of the A483 and within 1.5 miles of the A5 trunk road. Occupiers in the immediate vicinity include Royal Mail, Links Electrical and Barnes & Mullins.

Oswestry is an important market town and commercial centre within the North Shropshire economy supporting a current population in excess of 18,000 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 substantial detached warehouse/trade counter premises extending in total to approximately 9,925 sqft (922 sqm) including a mezzanine area extending to approx. 2,379 sqft (221 sqm). The property provides modern accommodation having a minimum eaves height of 5.7m, benefitting from two roller shutter loading doors serving the warehouse and trade counter areas, and incorporating generous office and staff welfare facilities.

The site extends in total to approx. 0.98 acres (0.40 Ha) or thereabouts providing a generous circular secure yard area having palisade fencing boundaries.

The property lends itself to a variety of uses, subject to planning, and is offered for sale with the benefit of full vacant possession.

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ACCOMODATION

GROSS INTERNAL AREAS	SQFT	SQM
Ground Floor Incl. Warehouse, Trade Counter, Offices, Packing/Sorting Areas, Staff Welfare Facilities	7,546	701
Mezzanine	2,379	221
TOTAL	**9,925**	**922**

TENURE

We are instructed to seek offers in the region of **£850,000** for the freehold interest with benefit of vacant possession upon completion.

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 and drainage services are understood to be connected/available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

BUSINESS RATES

To Be Confirmed.

ENERGY PERFORMANCE RATING

D 85

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 Selling Agents, Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL . Tel: 01743 243900.

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