

TO LET

TSR

TOWLER SHAW ROBERTS

SPACIOUS WAREHOUSE PREMISES WITH GENEROUS SECURE YARD IN THIS POPULAR COMMERCIAL AREA



UNIT 2A

**THE HARLESCOTT
BUSINESS PARK
HARLESCOTT LANE
SHREWSBURY
SY1 3FG**

- Spacious semi-detached warehouse unit extending in total to approx. 4,768 sqft (443 sqm) with generous secure yard facilities.
- Incorporating a large open plan warehouse having an eaves height of approx. 3.8 metres, roller shutter loading doors and integral welfare facilities.
- Convenient location within an established Industrial Estate off Harlescott Lane with good access to the main A5 and A49 trunk roads.
- Available To Let on a new Lease. Rent **£25,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a highly sought-after location positioned off Harlescott Lane in the heart of the principal commercial/industrial area of Shrewsbury approximately 3 miles north of the town centre. Occupiers in the immediate vicinity include Tesco Extra, Lidl, W R Davies (Toyota Dealership) and Pathway Intermediates Limited.

The property has good access to the main road network being located close to the A5112, A49 Shrewsbury Bypass and A5/M54 linking to the national motorway network.

Shrewsbury is the County Town and Administrative Centre of Shropshire. Strategically located at the intersection of the main A49 and A5 trunk roads, approximately 47 miles north west of Birmingham, 15 miles west of Telford and 40 miles south of Chester.

Description

The property comprises a large single-storey dual bay warehouse premises with separate trade counter extending to approximately 4,768 sqft (443 sqm) having integral office and staff facilities. The warehouse includes a front roller shutter loading door, with each bay having a minimum internal eaves height of approx. 3.8m.

The property also benefits from a generous secure concrete yard area at the rear.

Accommodation

	SQFT	SQM
Warehouse, Offices, Staff Facilities		
Total Gross Internal Area	4,768	443

Services (Not Checked or Tested)

It is understood that mains water, electricity (including 3 Phase) and drainage services are connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The premises are 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.

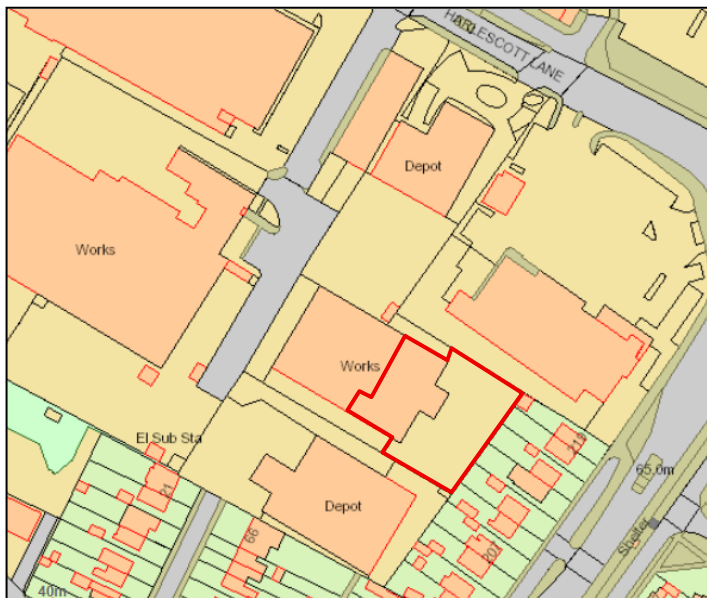
The lease is to be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent

£25,000 per annum exclusive

Energy Performance Rating

Energy Performance Asset Rating: D 99



For Reference purpose only

Scale: Not to Scale

Business Rates

To be confirmed.

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning 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

All costs / prices are exclusive of but subject to VAT if applicable. We are advised the Landlord has elected to charge VAT.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

September 2025 / Amended June 2026

TSR House

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Important Notice

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