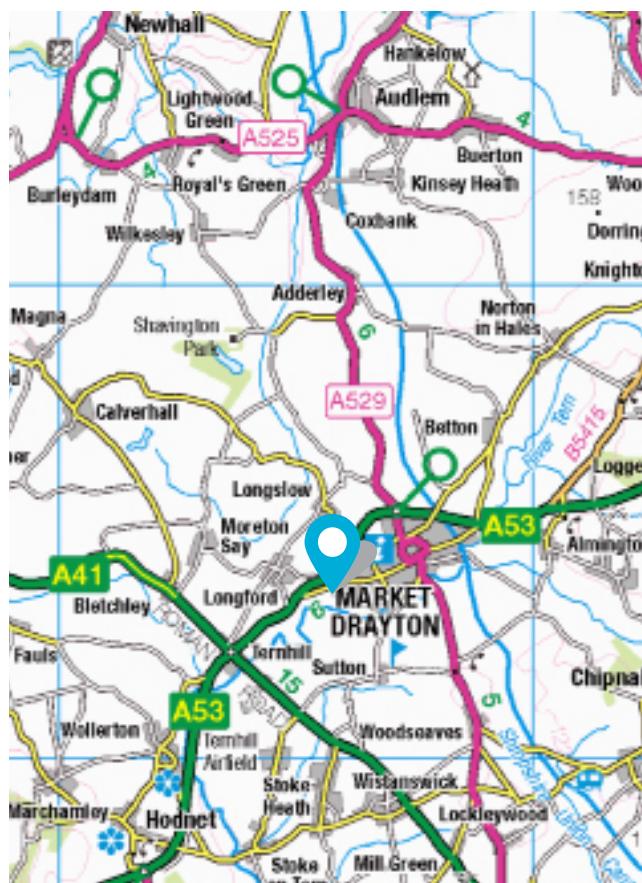




HIGH-QUALITY COMMERCIAL/BUSINESS/TRADE COUNTER UNIT
UNIT 24, TERN VALLEY BUSINESS PARK, MARKET DRAYTON, SHROPSHIRE, TF9 3SQ

- Forming part of a modern business park environment
- Suitable for a variety of light industrial/commercial uses and alternative uses subject to planning
- 1,076 sq ft (99.96 sq m)
- Allocated parking
- Easy access to motorway network
- Available by way of a surrender and regrant

RENT: £8,000 per annum (Exclusive)



LOCATION

The property forms part of the Tern Valley Business Park, on the outskirts of Market Drayton, which is located in the north-east of Shropshire. Market Drayton is 19 miles (30.6 km) to the north of Shrewsbury, and 18 miles (29 km) to the west of Stoke-on-Trent. Wolverhampton is 30 miles (48.2 km) to the south.

Tern Valley is located just off the A53, to the south-west of the town centre. Tern Valley is accessed from the Shrewsbury Road, with the main spine road running to the south of the Shrewsbury Road and continuing to the rear of the site.

DESCRIPTION

The commercial unit offers 1,076 sq ft (99.96 sq m).

It is a high quality unit that has manually operated roller shutter door to the front of the unit, along with allocated parking. The unit benefits from fibre optic broadband. The unit is a mid terrace unit.

The commercial unit benefits from a small kitchen area and a separate WC and sink.



