

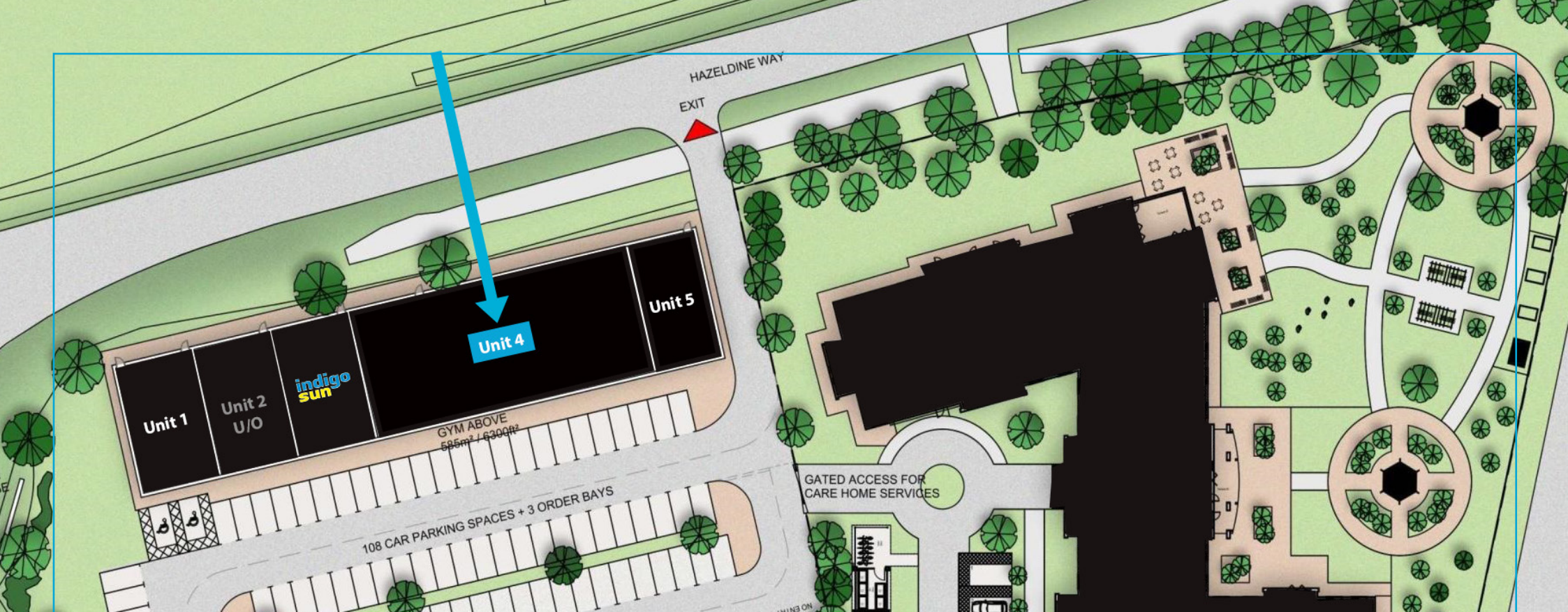


# To Let: Unit 4, Hazledine Park

Shrewbury | Shropshire | SY2 6QQ







### To Let, Unit 4: Prime Roadside Opportunity in High-Traffic Mixed-Use New Build Development in Shrewsbury

Unit 4 offers a prominent retail unit within a modern mixed-use development, that is under construction and has exceptional roadside visibility. Offering a Total Internal Floor Area of approximately 4,887 sq ft (454 sq m), the unit forms part of a site that sits adjacent to Bannatyne Health Club, Meole Brace Retail Park and the Golf Club, ensuring strong footfall and a broad customer base.

Major national operators within this development include KFC, Starbucks and Indigo Sun. This high-profile roadside location provides a rare opportunity for occupiers seeking strong brand visibility within one of the area's busiest roadside developments in Shrewsbury.



## Unit 4, Hazledine Park

The unit will form part of a prominent mixed-use development that is under construction and provides a high-quality roadside opportunity benefitting from exceptional visibility to in excess of 45,000 passing vehicles daily. The scheme adjoins Meole Brace Retail Park, home to a strong national tenant mix including Argos, Boots, Currys, Halfords, Next, TK Maxx and Sainsbury's, establishing the area as a major retail and leisure destination with consistent footfall.

The development comprises of a modern parade anchored by KFC, Starbucks and Indigo Sun, together with four additional units, including Unit 4 which extends to an Internal Floor Area of approximately 4,887 sq ft (454 sq m). Unit 4 will be accessed directly from Oteley Road and supported by over 100 shared on-site car parking spaces, further complemented by more than 2,000 spaces within a five-minute walk.

The unit is being constructed to a high developer's specification, offering excellent roadside prominence, open-plan layouts, ample natural light and potential for external seating areas. Generous frontage proportions and thoughtfully designed external areas enhance visibility, customer interaction and operational flexibility.

Construction commenced in Q3 2025, with practical completion anticipated in Q3 2026. Unit 4, 4,887 sq ft is available at a quoting rent of £25 per sq ft, presenting a compelling opportunity for occupiers seeking a strategically located and high-performing commercial environment.



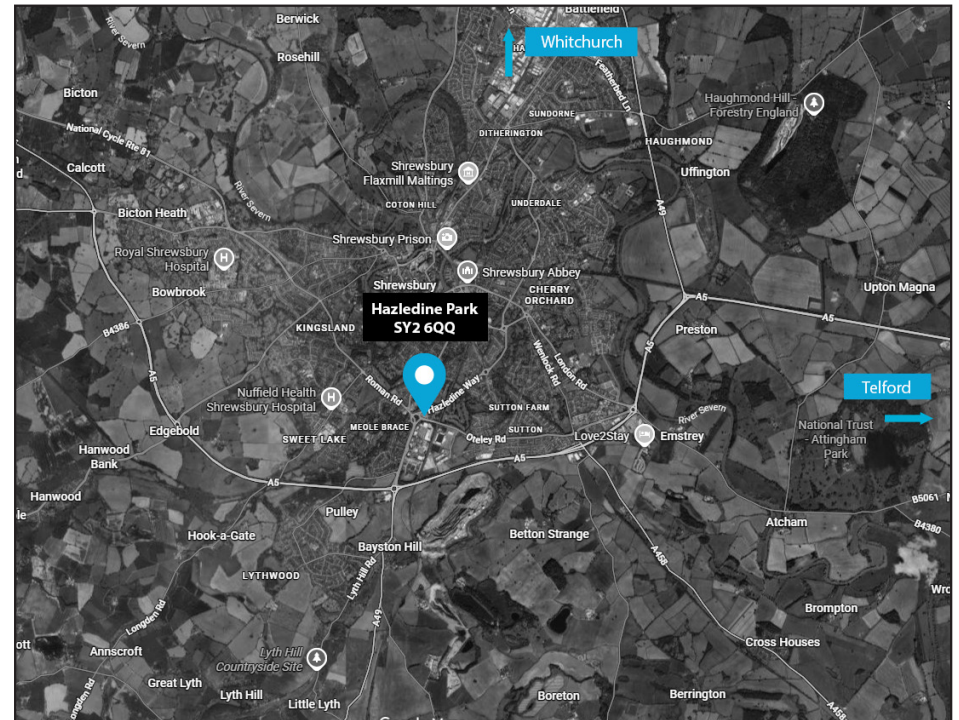
# Location

Unit 4 occupies a highly visible location on the junction of Hazledine Way and Oteley Road, to the south of Shrewsbury town centre. The development of which forms part of a site that benefits from direct access via the A5112 (Hereford Road) to the A5 and A49, delivering excellent regional connectivity. It is just approximately 1.3 miles from Shrewsbury town centre, and roughly 47 miles north-west of Birmingham and 41 miles south of Chester, offering a strategic position with both local and regional reach.

## Key Location Highlights

- Direct access onto the A5 and wider Shrewsbury road network via the junction of Hazledine Way / Oteley Road.
- The M54 motorway near Shrewsbury offers connection into the national motorway network via the M6.
- The area offers a diversified local economy. In the broader Shropshire region employment is strong in health, retail, manufacturing, agriculture and education.
- Transport investment underway: Local businesses support upgrades to the rail line between Shrewsbury and Birmingham, which would enhance connectivity further.

This location offers a rare combination of prominent roadside visibility, strong traffic flow and connectivity, and an established destination environment anchored by major retail and leisure operators.



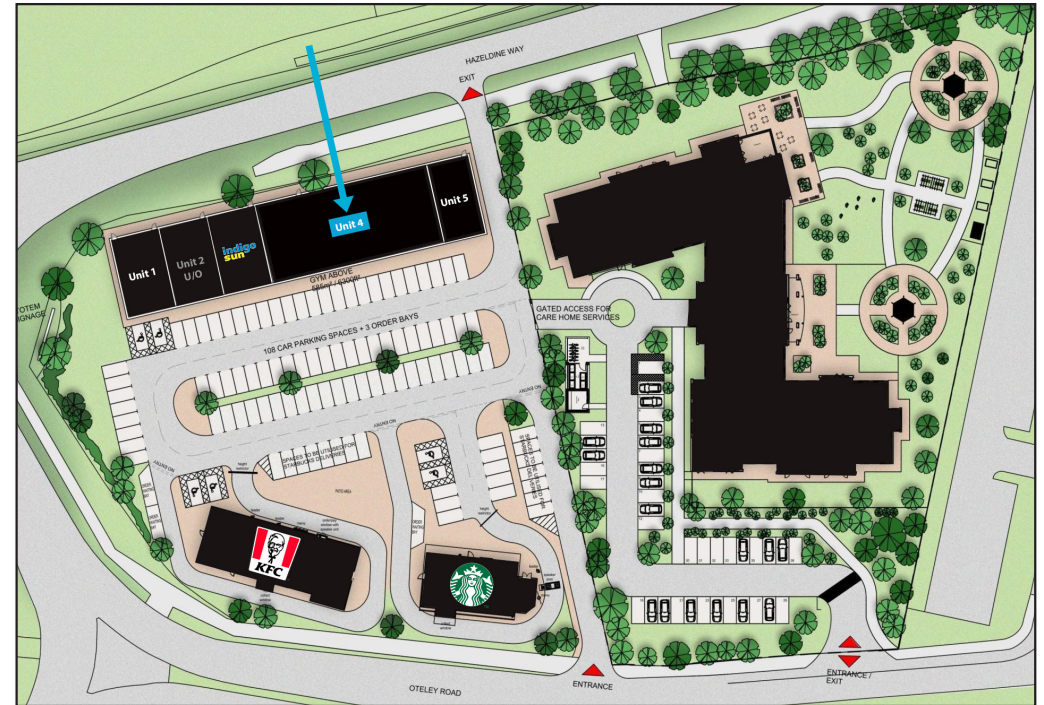


# Accommodation

## GROUND FLOOR

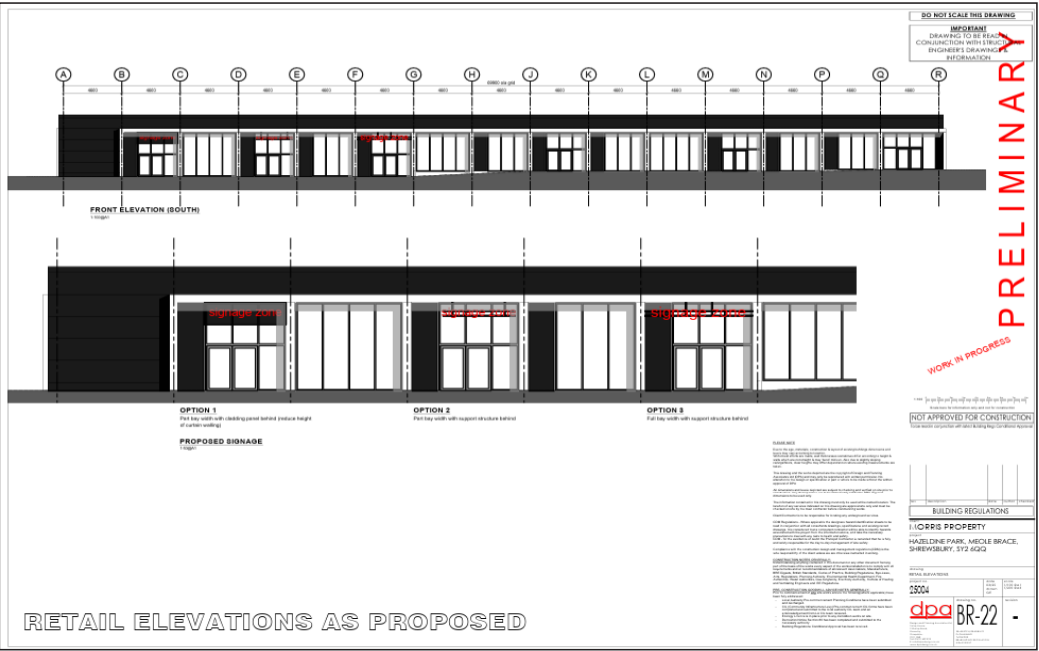
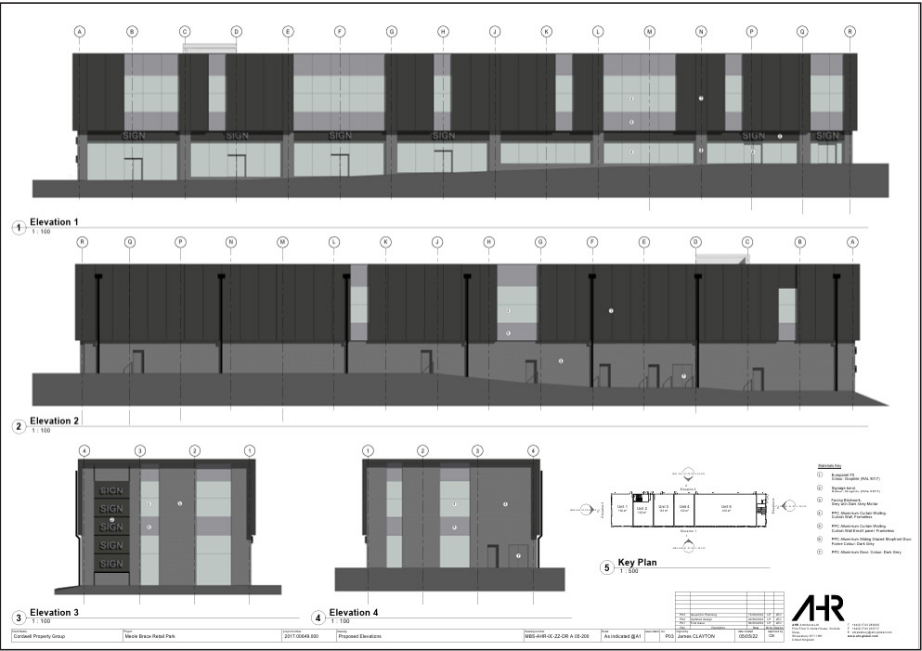
UNIT 4 - TOTAL GROSS INTERNAL FLOOR AREA

**4,887 SQ FT** | 454 sq m



ALL MEASUREMENTS ARE APPROXIMATE

Retail Elevations



# Key Details

## Scheme

- Mixed use Class E
- 100+ car parking spaces on site
- Pre let to KFC, Starbucks and Indigo Sun

## Rent

Unit 4 is available at a rent of **£25.00** (twenty five pounds) per sq ft.

## Legal Costs

The incoming tenant is to be responsible for the landlords legal costs in respect of the assignment or granting of a lease.

## Quoting Lease Terms

- New full repairing & insuring leases for a term of 25 years
- 5 yearly upward only rent reviews

## Specification

Full landlords specification available on request from the letting agents.

## Planning

Planning permission has been granted for this scheme and the unit has planning consent of Use Class E.



## Local Authority

Shropshire Council  
Shirehall, Abbey Foregate  
Shrewsbury, Shropshire, SY2 6ND

0345 678 9000

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3 Elevation 3 1:100  
4 Elevation 4 1:100

Client: Cordwell Property Group  
Project: Media Brace Retail Park  
Reference: 2017.00649.000  
Drawn: Proposed Elevations



Viewing is strictly by prior arrangement with the letting agents.  
For more information or to arrange a viewing please contact:



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#### Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

