



TO LET – COMMERCIAL UNITS

MILE END BUSINESS PARK | ASTON | OSWESTRY | SHROPSHIRE | SY11 4JF



KEY POINTS

UNITS RANGING FROM

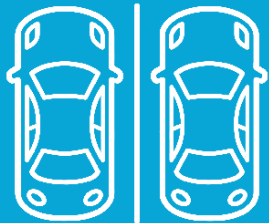
1,270

SQ FT

TO

1,668

SQ FT



BENEFITING FROM GENEROUS
ON-SITE CAR PARKING
AND SERVICING

ALL MEASUREMENTS ARE APPROXIMATE




RENTS FROM

£10,160

PER ANNUM
(EXCLUSIVE)


James Evans

 07792 222 028

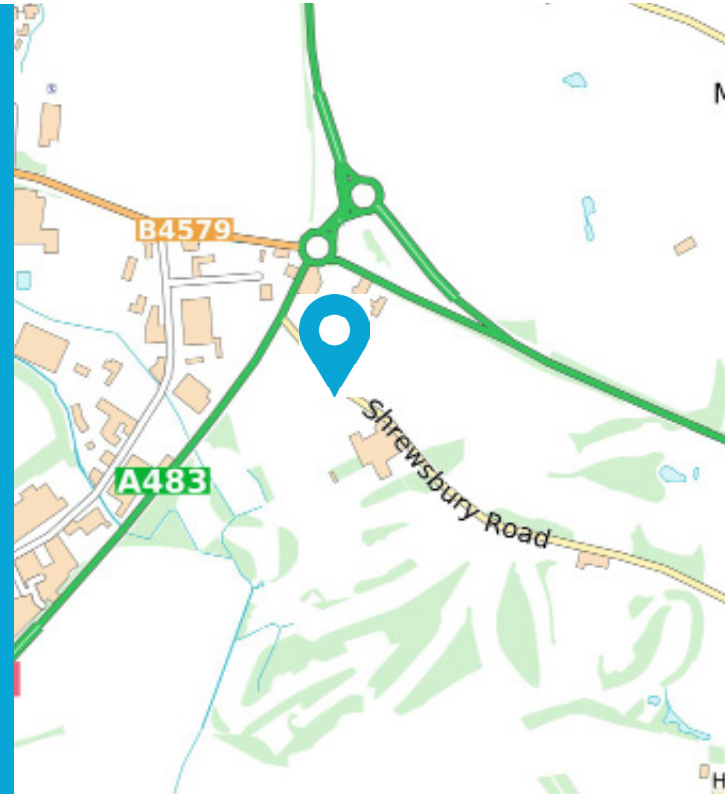
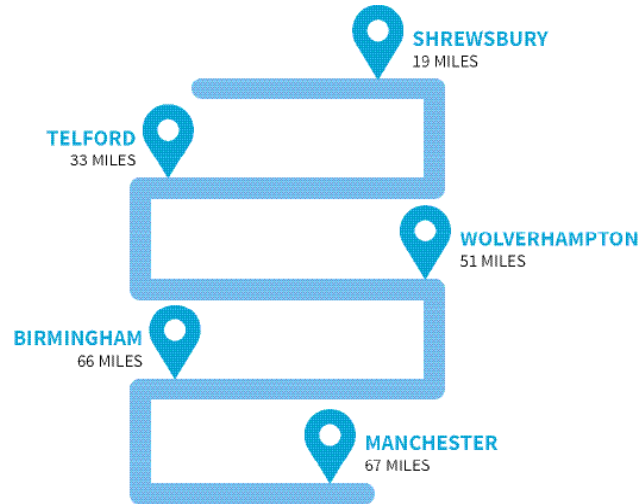
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Simon Cullup-Smith

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OSWESTRY
POPULATION

18,000

APPROXIMATELY

LOCATION

The units form part of Mile End Business Park. Mile End Business Park is a new business park that is located adjacent to Mile End Golf Course and Mile House Farm in Aston on the southern edge of the town of Oswestry. The Business Park enjoys easy access and good connectivity to the A5, A495 and the A483 that provide access to the national road network. The Business Park is located within proximity of all local amenities.

Oswestry is a market town, civil parish and historic railway town in Shropshire, England, close to the Welsh border. It is at the junction of the A5, A483 and A495 roads.

The town was the administrative headquarters of the Borough of Oswestry until that was abolished in 2009. Oswestry is the third-largest town in Shropshire, following Telford and Shrewsbury. At the 2021 Census, the population was 17,509. The town is five miles (8 km) from the Welsh border and has a mixed English and Welsh heritage.



what3words
universal.trip.partners



DESCRIPTION

The Business Park is arranged to provide a variety of commercial/business units that are available to let from the end of January 2025. The units provide a variety of commercial units that provide a Total Gross Internal Floor Area ranging from 1,270 ft sq (118 m sq) to 1,668 ft sq (155 m sq). The units form part of three blocks of commercial structures that are of portal framework clad in brickwork and profile sheeting to the elevations and profile sheeting to the roof covers. The units have an eaves height of approximately 4.5 metres and benefit from an up and over door to the front elevations plus an electric roller shutter door and personnel door to each unit. The units externally benefit from communal use of a generous sized car parking area and servicing for deliveries.

Each of the units will have internally a toilet and staffroom.

The units are arranged as follows;

Block 1

Unit 1 1,270 ft sq (118 m sq)

Unit 2 1,270 ft sq (118 m sq)

Unit 3 1,270 ft sq (118 m sq)

Block 2

Unit 4 1,669 ft sq (155 m sq)

Unit 5 1,669 ft sq (155 m sq)

Unit 6 1,658 ft sq (154 m sq)

Unit 7 1,658 ft sq (154 m sq)

Block 3

Units 8,9 and 10 4,322 ft sq (401.5 m sq)



ACCOMMODATION/ AVAILABILITY

All measurements are approximate

Block 1	
Unit 1	1,270 ft sq (118 m sq) <i>Available</i>
Unit 2	1,270 ft sq (118 m sq) <i>LET</i>
Unit 3	1,270 ft sq (118 m sq) <i>LET</i>
Block 2	
Unit 4	1,669 ft sq (155 m sq) <i>Available</i>
Unit 5	1,669 ft sq (155 m sq) <i>Under Offer</i>
Unit 6	1,658 ft sq (154 m sq) <i>Reserved</i>
Unit 7	1,658 ft sq (154 m sq) <i>Under Offer</i>
Block 3	
Units 8,9 and 10	4,322 ft sq (401.5 m sq) <i>Reserved</i>

(The units will be ready for occupation June 2025).



TENURE

The property is offered to let on a new Tenants Full Repairing and Insuring Basis (subject to service charge provisions) for a length of term by negotiation. There will be rent reviews at three yearly intervals.

Further details available from the letting agents upon request.

LEGAL COSTS

The incoming tenant is to be responsible for the landlord's legal costs incurred in respect of the granting of the lease.

VAT

The property is understood to be subject to VAT therefore VAT will be payable on the rent.

PLANNING

The property is understood to benefit from planning consent for Use Class B2/B8. The property would lend itself to a variety of commercial uses.

Prospective tenants should rely on their own enquiries.

EPC

To order and will be provided at practical completion.

RATEABLE VALUES

To be assessed at completion.

RENT

Block 2

Unit 4 - £13,350 (thirteen thousand three hundred and fifty pounds) per annum exclusive

Unit 7 - £13,350 (thirteen thousand three hundred and fifty pounds) per annum exclusive


SERVICES

(not tested)

We understand that mains water and electricity are connected to the respective units via sub metered supplies. It is understood 3 phase electricity will be available.

LOCAL AUTHORITY

Shropshire Council
Shirehall, Abbey Foregate
Shrewsbury SY2 6ND

 0345 678 9000

 [SHROPSHIRE COUNCIL WEBSITE](#)



VIEWING

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

Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

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