

MODERN INDUSTRIAL/ TRADE COUNTER UNITS

Units from
900 sq ft
to
12,260 sq ft

BERRYS

TSR
TOWLER SHAW ROBERTS

Fulwood Business Park

Grange Road, Ellesmere,
SY12 9DF



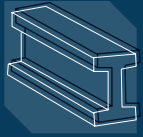
A NEW INDUSTRIAL DESTINATION IN ELLESMERE

Newly refurbished high quality industrial / trade counter units available to Let on flexible terms.

- > Units from 900 sq ft – 12,260 sq ft
- > Available on a leasehold basis
- > Suitable for a variety of commercial uses
- > Secure, managed estate
- > Established commercial location
- > Excellent road connectivity



KEY FEATURES



Modern steel
portal frame
construction



Electrically
operated
roller shutter
doors



3-phase
power
supply



EPC:
C - B



Dedicated
parking
and loading



Forecourt /
yard areas
(where
applicable)



High-quality
external
finishes



Landscaped
environment



SITE PLAN

AREA 1

Unit	Floor Area (Sq M)	Floor Area (Sq Ft)
Unit A	732	7,878
Unit A1	585	6,296
Unit B	1,150	12,377
Unit C	292	3,142
Unit D	365	3,928
Unit E	137	1,474

AREA 2

Unit	Floor Area (Sq M)	Floor Area (Sq Ft)
Unit 1	523	5,628
Unit 2	416	4,477
Unit 3	379	4,079
Unit 4 (Office)	231	2,486
Unit 5	460	4,950
Unit 6	370	3,982
Unit 7	331	3,562
Unit 8	188	2,023
Unit 9	102	1,097
Unit 9A	103	1,108
Unit 9B	102	1,097
Unit 11	319	3,433



DESIGNED FOR MODERN OCCUPIERS

The Business Park has undergone a substantial refurbishment programme to create an attractive, low density and welcoming environment, perfectly meeting the needs and expectations of the modern occupier in a thriving and accessible location.



STRUCTURE



Steel
portal
frame



Concrete
floor slab



WC / kitchenette
provisions (if
applicable)



Shared or
dedicated
yards



EV
charging
provision



Profile clad
elevations



Trade
Counter
Prominence



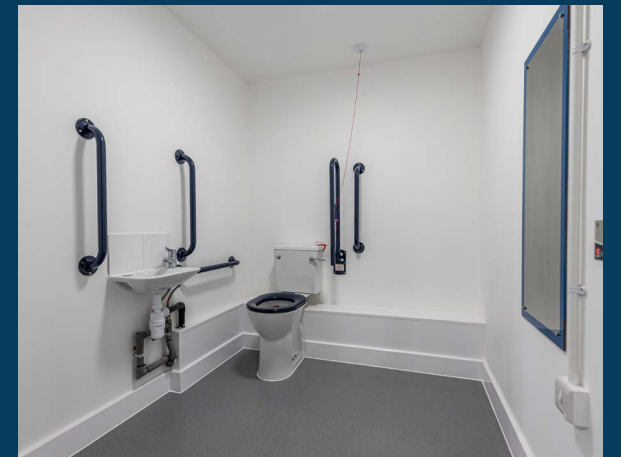
Level
loading
doors



LED
lighting



Solar
PV (if
included)



STRATEGICALLY LOCATED IN NORTH SHROPSHIRE

The property occupies a excellent location on the fringe of Ellesmere Town Centre in an established mixed commercial and residential area with convenient access to a range of amenities.

Ellesmere is a popular market town and tourist destination within the North Shropshire economy supporting a range of local amenities and serving a wide catchment area. The town is also host to a number of large established companies including; Fabdec and HIAB UK.

DISTANCE

Ellesmere – 0.4 miles

Oswestry – 9 miles

Shrewsbury – 17 miles

Wrexham – 12 miles

Telford – 30 miles



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ESTABLISHED BUSINESS LOCATION

- > Ellesmere's industrial market is characterised by a strong base of established local occupiers, including engineering firms, agricultural suppliers, trade counters, storage operators and small-scale manufacturers, reflecting the area's rural economy and practical business needs.
- > Ellesmere benefits from a reliable and flexible workforce drawn from a wide rural and market town catchment, including Oswestry, Shrewsbury and North Wales. The area has a strong base of skilled labour across manufacturing, engineering and agricultural sectors, supporting a range of industrial and logistics occupiers. Combined with good road connectivity, this enables businesses to access a broad and cost-effective labour pool suited to both operational and growth requirements.



FLEXIBLE LEASING OPTIONS

- > **Units available from:** 900 – 12,260 sq ft
- > **Lease terms:** Available on new full repairing and insuring leases (terms to be agreed)
- > **Rent:** On application
- > The property is elected for VAT
- > Each party to be responsible for their own legal costs
- > There will be an Estate Service Charge for the upkeep of the common parts to the estate
- > EPC ratings available on request
- > **Local Authority:** Shropshire Council
- > **Business Rates:** Available on request

FURTHER INFORMATION

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