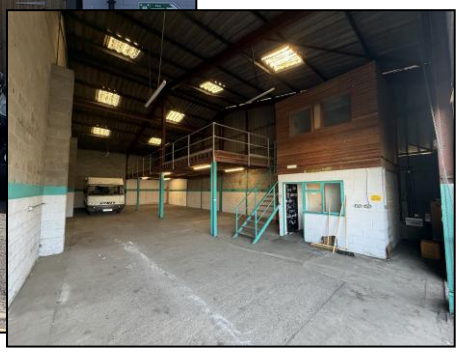
TO LET

TSR
TOWLER SHAW ROBERTS

WELL-APPOINTED WAREHOUSE/TRADE COUNTER UNIT IN SOUGHT-AFTER INDUSTRIAL ESTATE





UNIT 6B MILE OAK INDUSTRIAL ESTATE

MAESBURY ROAD

OSWESTRY

SHROPSHIRE

SY10 8HA

- Modern warehouse/trade counter premises extending to approx. 3,541 sqft (329 sqm) including mezzanine storage area.
- Versatile accommodation having forecourt car parking / loading area.
- Sought after Trade Park location with easy access to the A5 bypass, and A483 trunk road.
- Available To Let on a new Lease. Rent **£12,000** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property is located within the popular Mile Oak Industrial Estate in the heart of the main commercial/ industrial area of Oswestry close to the A483 and A5 trunk roads, and approximately 1.5 miles southeast of the town centre. Occupiers in the immediate vicinity include Pentons Haulage, Shropshire Design & Print and Concrete Polishing.

Oswestry is an important market town and commercial centre within the North Shropshire economy supporting a current population in excess of 17,500 people. The town is strategically located close to the Welsh border approximately 18 miles north-west of Shrewsbury, 30 miles south of Chester, 15 miles from Wrexham and 29 miles north-east of Newtown. Oswestry serves a wide catchment area and is well placed to the main road network.

Description

The property comprises a well-appointed warehouse/trade counter extending to approx. 3,541 sqft (329 sqm) including a mezzanine storage area and integral offices.

The accommodation provides open plan warehouse with front roller shutter loading door and concrete flooring, having integral ground and first floor reception/office accommodation with separate toilet facilities.

Externally the property benefits from forecourt car parking and loading area.

Accommodation

	Sqft	Sqm
Ground Floor Warehouse	2,445	227.2
Including integral reception and office		
*M*ezzanine Storage + Office	1,096	101.8
Total	**3,541**	**329.0**

Services (Not Checked or Tested)

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

Tenure

The property are available To Let on a new Tenant's full repairing and insuring lease on terms to be agreed.

Rent

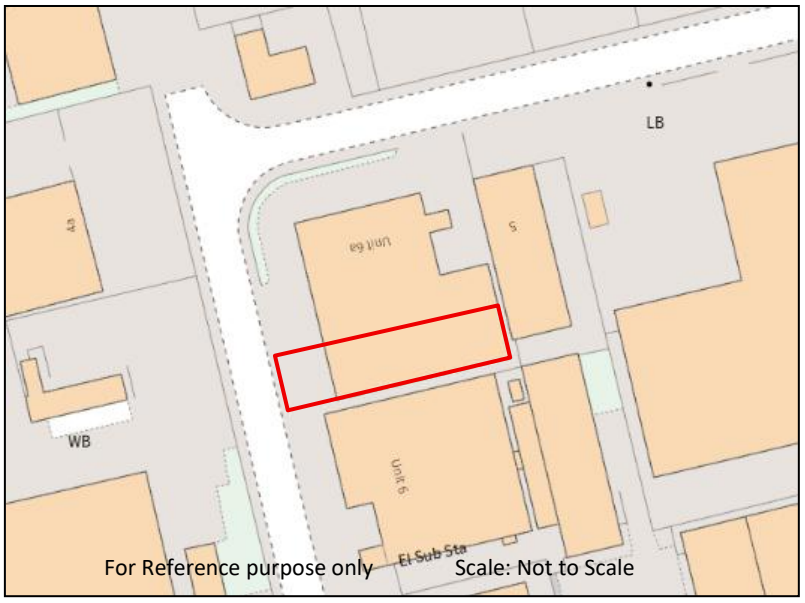
£12,000 per annum exclusive, payable quarterly in advance.

Energy Performance Rating

Energy Performance Asset Rating: TBC

Planning

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use.



For Reference purpose only Scale: Not to Scale

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description –Warehouse and premises
Rateable Value - £14,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local 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.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

April 2026/Amended November 2026

TSR Surveyors
Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL
Tel: 01743 243900

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE

Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a trading name of Roger Parry & Partners LLP, Registered in England and Wales, No. OC312203. Regulated by RICS.

Important Notice
"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."