



To Let(May Sell): Unit B1, Centrepont, Knights Way

Battlefield Enterprise Park | Shrewsbury | Shropshire | SY1 3BF





To Let (May Sell) - Trade Counter/Commercial Unit Available in Shrewsbury's Prime Business District

This well-positioned trade counter/commercial unit, provides an opportunity for a wide range of commercial uses and is available due to relocation. With a Total Gross Internal Floor Area of approximately 4,426 sq ft (411.15 m²), including a mezzanine floor with a Total Gross Internal Floor Area of approximately 1,083 sq ft (100.62 m²), the space provides businesses seeking flexibility or room to grow. Its prominent location ensures maximum visibility and easy accessibility.

In addition, the property offers plentiful on-site car parking at both the front and rear. With a versatile layout and available for rent at £25,500 per annum (exclusive), this prime unit offers a great opportunity in one of Shrewsbury's most sought-after commercial areas.

Unit B1, Centrepont

The property provides a high quality trade counter/ commercial unit benefiting from a prominent roadside location fronting onto Knights Way within Battlefield Enterprise Park. The property has a ground floor area providing a Total Gross Internal Floor Area of approximately 3,346 ft sq (310.82 m sq) that provides offices, welfare facilities and a workshop area at the rear. The unit has an eaves height of approximately 6.9 metres and benefits from a roller shutter door opening to the rear elevation with a width of approximately 4.25 metres.

The first Floor provides office accommodation with a Total Gross Internal Floor Area of approximately 1,080 ft sq (100.29 m sq). There is within the workshop area a mezzanine floor area to part of approximately 1,083 ft sq (100.29 m sq).

The property benefits from 5 designated car parking spaces at the front of the property accessed from Knights Way and a generous car parking and service yard area at the rear of the property accessed from Stafford Drive.

The property would lend itself to a variety of trade counter and commercial uses.



Location

The property is situated fronting onto Knights Way in Battlefield Enterprise Park, which is the favoured commercial quarter of Shrewsbury. The unit benefits from rear access off Stafford Drive, adjacent to the Driving Test Centre, offering additional convenience.

Key Location Highlights

- Prime location fronting onto Knights Way, in Battlefield Enterprise Park, Shrewsbury's favoured commercial area
- Surrounded by major businesses, including CEF, Bennetts, Bodan, EMED, Audi, Evans Halshaw Car Supermarket, Travis Perkins, Edmundson Electrical and the Mercedes Car Dealership
- Easy access to the A5124, with links to the A49/M54 Link Road and the national motorway network
- Shrewsbury, the County Town of Shropshire, with a population of 78,105 (2011 Census), serves a large catchment area
- Centrally located: 48 miles west of Birmingham, 43 miles south of Chester, and 16 miles west of Telford

With its excellent transport links and nearby key occupiers, it is an ideal location for trade counters and commercial operations.



Accommodation

GROUND FLOOR

OFFICES, RECEPTION, STAFFROOM AND WC'S | **1,080 SQ FT** (100.29 M SQ)

WAREHOUSE | **2,266 SQ FT** (210.54 M SQ)

FIRST FLOOR AND MEZZANINE

OFFICES | **1,080 SQ FT** (100.29 M SQ)

TOTAL GROSS INTERNAL FLOOR AREA

OUTSIDE

5 CAR PARKING SPACES TO THE FRONT

REAR CAR PARKING AND DELIVERY YARD AREA

ALL MEASUREMENTS ARE APPROXIMATE





Key Details

Rateable Value

Current rateable value = £21,500

However, interested parties should make their own enquiries to the local authority.

Rent

£25,500 (Twenty five thousand five hundred pounds) per annum exclusive to be paid quarterly in advance by standing order.

Price

Price - upon application.

VAT

The property is elected for VAT and therefore VAT will be payable.

Legal Costs

The incoming tenant is to be responsible for the landlords reasonable legal costs incurred in respect of the granting of the lease.

Local Authority

Shropshire Council
The Guildhall, Frankwell Quay
Shrewsbury, SY3 8HQ



0345 678 9000



www.shropshire.gov.uk

Tenure

The property is offered to let on a New Tenants Full Repairing and Insuring Lease for a length of term by negotiation. There will be rent reviews at 3 yearly intervals.

Services

Not tested at the time of inspection). All services are understood to be connected to the property.

Planning

Prospective tenants should make their own enquiries.

The property is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order. The property would lend itself to a variety of trade counter/ commercial uses.

EPC

Current rating = C

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Halls


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

