

TO LET

TSR

TOWLER SHAW ROBERTS

HIGH QUALITY WAREHOUSE/TRADE COUNTER PREMISES OCCUPYING A PROMINENT ROADSIDE LOCATION



**UNIT D-E, PLOT 3
VANGUARD WAY
BATTLEFIELD ENTERPRISE
PARK
SHREWSBURY
SHROPSHIRE, SY1 3TG**

- Modern warehouse/trade counter premises extending to approx. 5,175 sqft (480.85 sqm) having a large secure yard/service yard to the rear.
- Versatile open plan accommodation with 2 roller shutter loading doors to rear and generous forecourt parking facilities.
- Prominent location fronting Vanguard Way with nearby occupiers including: Brewers Decorating Centre, Rexel, Dulux Decorating Centre and Howdens.
- Available To Let on a new Lease. Rent: **£45,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

Forming part of the popular and sought-after Vanguard Trade Park, the unit occupies a prominent roadside position with frontage to Vanguard Way within the principal commercial area of Shrewsbury approximately 2.5 miles north of the Town Centre.

Vanguard Park occupies convenient access close to the Shrewsbury Bypass with direct access to the A49 / A5 and M54 / M6. Vanguard Park is one of the the region's most successful trade parks having been established for more than 10 years with over 40 national, regional and local trade counter and showroom occupiers including Brewers Decorating Centre, Rexel, Dulux Decorating Centre and Howdens.

Description

The property comprises a modern end of terrace trade counter/warehouse premises providing open plan accommodation extending to approx. 5,175 sqft (480.85 sqm) and having an internal eaves height of approx. 7 metres.

The property provides clear span warehouse accommodation with 2 roller shutter loading doors to the rear, with feature glazed frontage.

Externally the property benefits from forecourt car parking for 10 spaces with a large secure yard/delivery area to the rear.

Accommodation

	Sqft	Sqm
Total	5,175	480.85

Services (Not Checked or Tested)

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

Tenure

The property is available To Let on new Lease on a Tenant's full repairing and insuring basis for a terms to be agreed, subject to upward only rent reviews at 3 yearly intervals.

Rent

£45,000 per annum exclusive, payable quarterly in advance.

Estate Service Charge

There is an estate service charge payable in addition for the maintenance and upkeep of the communal areas of the Vanguard Trade Park. The current service charge is £812.50 plus VAT per quarter. A fixed ground rent of £500 plus VAT per annum is payable in addition. Further details are available upon request from the Letting Agents.

Energy Performance Certificate

Energy Performance Rating: C66



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 2023 Rating List as follows:

Description – Warehouse and premises
Rateable Value – £36,500

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.

Planning

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

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. We are advised that the Landlord has elected to charge VAT on the property.

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 LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

February 2025 /
Amended March 2025 & September 2025

TSR House

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Also at

Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenthal Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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Important Notice

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