



Units 2 & 3, Ludlow Business park, Ludlow, SY8 1XF

TO LET - BUSINESS UNITS, TRADE COUNTER UNITS 2 & 3, LUDLOW BUSINESS PARK, ORLETON ROAD, LUDLOW, SY8 1XF

Summary

Tenure	To Let
Available Size	1,012 sq ft / 94.02 sq m
Rent	£9,500 per annum
Rates Payable	£3,942.10 per annum
Rateable Value	£7,900
EPC Rating	D (76)

Key Points

- Modern light industrial / warehouse units extending to approximately 1,012 sq ft (94.0 sq m)
- Suitable for a range of Class E(g)(iii), B2, and B8 uses
- Situated on the well-established Ludlow Business Park

DESCRIPTION

Units 2 and 3 comprise two adjoining modern industrial units forming part of a well-established business park on the edge of Ludlow. The property offers a total gross internal floor area of approximately 1,012 sq ft (94.0 sq m) and provides flexible accommodation suitable for a range of light industrial, storage, or trade counter uses.

The units are of steel portal frame construction with insulated cladding to the elevations and roof, incorporating translucent roof lights providing good natural lighting. Each unit benefits from two roller shutter loading doors, separate pedestrian access, and allocated car parking to the front.

Internally, the accommodation provides clear open-plan space with a concrete floor, three-phase electricity, and potential for the installation of office or welfare facilities to suit occupier requirements.

LOCATION

The property forms part of Ludlow Business Park that provides an established commercial estate in the sought after commercial quarter of Ludlow. Ludlow Business Park is accessed from Sheet Road and is located in close proximity of the A49 Trunk Road that serves as the main road between Hereford and Shrewsbury, and the property enjoys good connectivity and within proximity of all local amenities.

Ludlow is an established market town and is the administrative centre serving South Shropshire. The town has all local amenities and benefits from being an established tourist centre. Ludlow has a population of circa 11,000 and is located approximately 34 miles from Shrewsbury and approximately 24 miles from Hereford.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2 and 3	1,012	94.02	Available
Total	1,012	94.02	

PLANNING

The property is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of potential commercial uses.

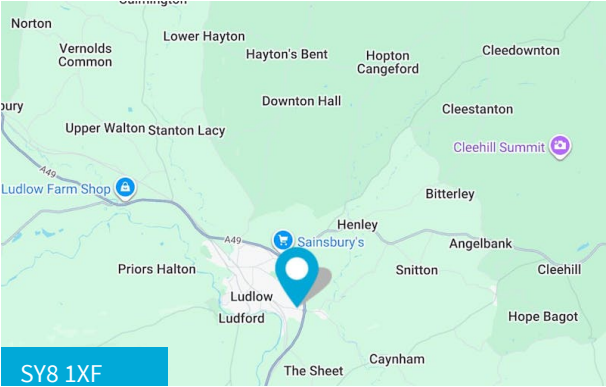
SERVICES

(not tested prospective tenants to rely on their own enquiries)

Mains water, electricity(three phase) and drainage are understood to be connected to the property.

LOCAL AUTHORITY

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



Viewing & Further Information
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