



## C17, Rosehill Industrial Estate, Market Drayton, TF9 2JU

Industrial unit available, benefitting from secure gated location with 24-hour CCTV monitoring, generous parking and 3-phase power

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,064 sq ft / 98.85 sq m
<b>Rent</b>	£6,380 per annum
<b>Service Charge</b>	£419.08 per annum
<b>Rates Payable</b>	£1,996 per annum
<b>Rateable Value</b>	£4,000
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Light industrial use with flexible layout
- 3-phase power supply
- Generous on-site parking
- Gated access and 24/7 CCTV security
- Use Class B2 (industrial / service) compliant

DESCRIPTION

Unit C17 offers refurbished light industrial accommodation in a modern, well-maintained estate. The unit benefits from a concrete floor, three-phase power supply, and ample on-site parking. The roof is clad with insulated steel sheeting, and electrical installations are recently upgraded. The estate itself is highly secure, featuring gated entry with automated access, 24-hour CCTV monitoring, and nightly security patrols that can share footage with tenants and police if required. The estate houses a mix of users including storage & distribution, steel fabrication, joinery, building trade and motor trade businesses.

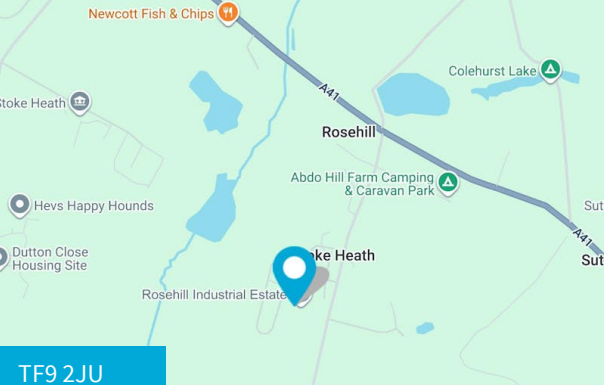
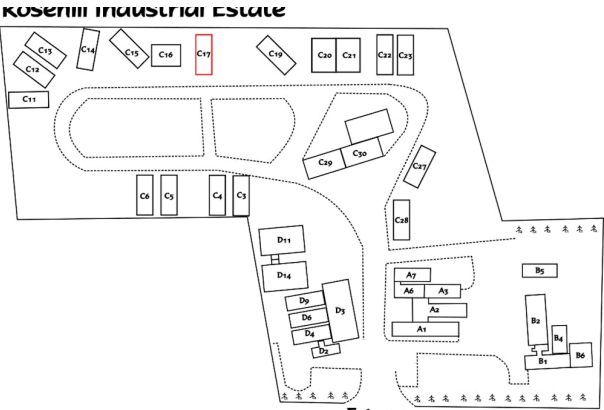
LOCATION

Situated approximately 3 miles south of Market Drayton, just off the A41 at Ternhill, the estate offers excellent road connectivity to Whitchurch, Newport, the M54 (J3 ~15 miles south-east) and the M6 via the A41/A53 (~20 miles north-east). The county town of Shrewsbury lies about 15 miles to the south-west.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - C17	1,064	98.85	Available
Total	1,064	98.85	



Viewing & Further Information  
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