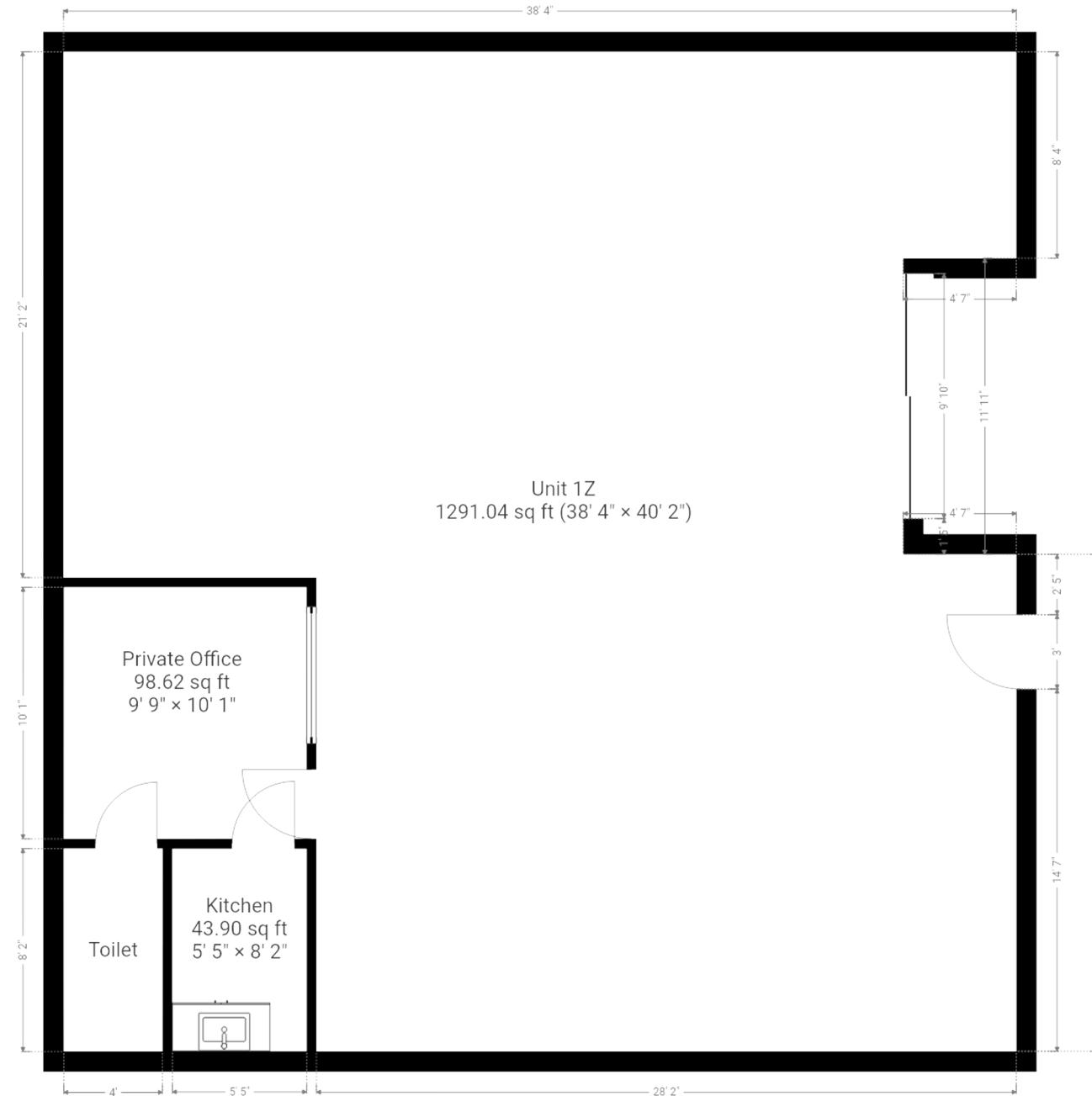




TO LET - LIGHT INDUSTRIAL  
UNIT 1Z, LEATON INDUSTRIAL ESTATE, SHREWSBURY, SY4 3AP



# RENT

£9,000 per annum

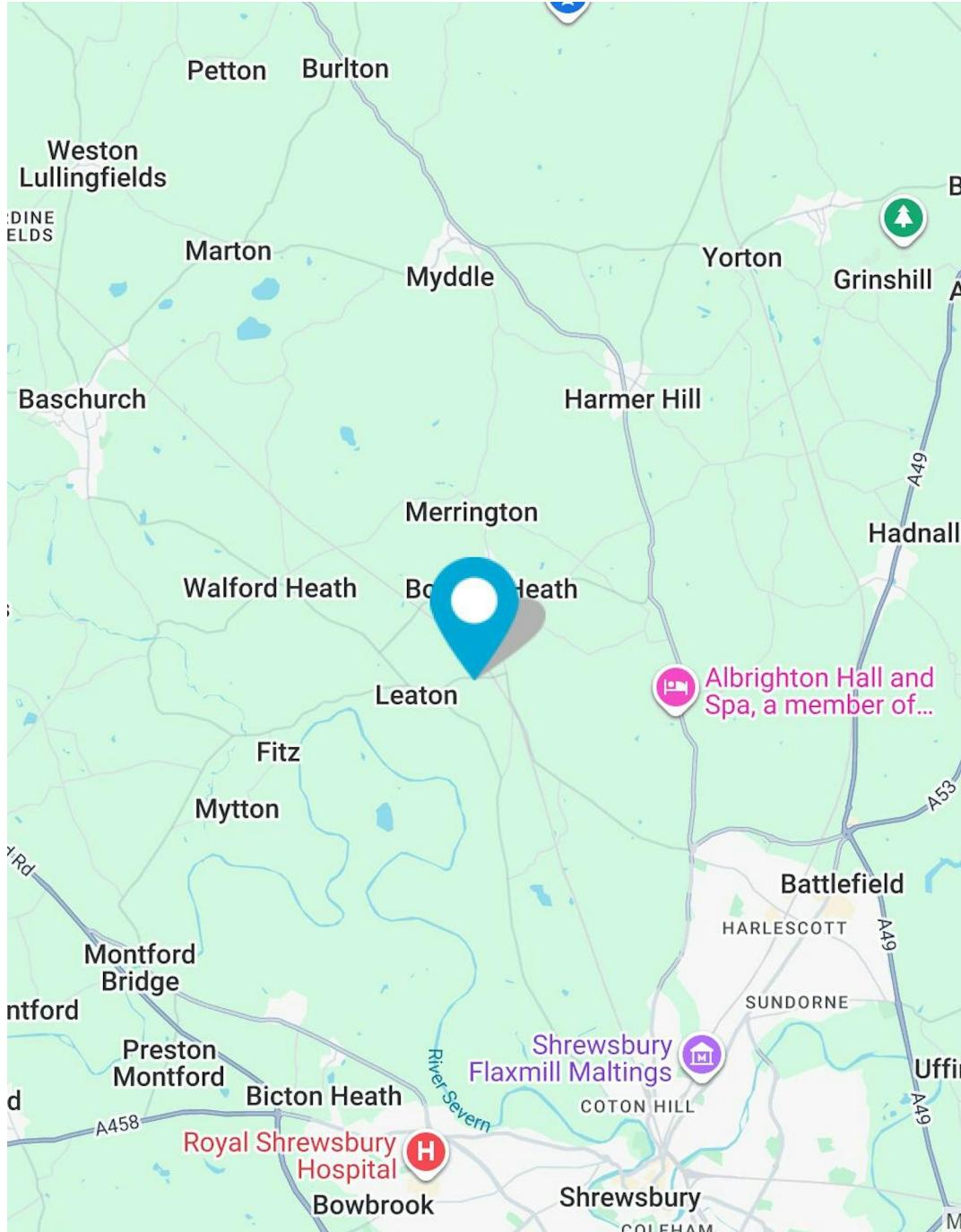
## KEY POINTS

- 1500 sq ft industrial unit ideal for storage or light manufacturing
- Features electric roller shutter door and open-plan layout
- Located on established Leaton Industrial Estate
- Excellent road links via A5124, A49, and M54

UNIT 1Z, LEATON INDUSTRIAL ESTATE, SHREWSBURY, SY4 3AP

1,500 SQ FT | £9,000 PER ANNUM

01743 450 700



## LOCATION

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Unit 1Z is located on Leaton Industrial Estate, a well-established and popular commercial site situated just north of Shrewsbury, Shropshire. The estate offers excellent connectivity via the A5124 and A49, providing easy access to the national road network, including the M54 and M6 motorways. Its strategic location makes it an ideal base for businesses requiring regional distribution or local service operations. The estate benefits from a secure environment and a mix of local and national occupiers, reinforcing its reputation as a strong industrial and commercial hub.

## ACCOMMODATION

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## DESCRIPTION

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Unit 1Z is a well-sized industrial unit offering approximately 1500 square feet of versatile workspace, ideal for light manufacturing, storage, or general industrial use. The unit is of steel frame construction and benefits from an electric roller shutter door providing convenient vehicular access, together with a separate personnel entrance. Internally, the unit features a clean, open-plan layout, enhanced by premium LED bay lighting, ample natural light, and sufficient ceiling height to suit a wide range of business operations. The unit is also fitted with an office, kitchen, and toilet facilities, providing a practical and self-contained working environment. The unit is offered at a competitive annual rent of £9,000, with an additional maintenance rent of £480, covering the upkeep of common areas and estate services.

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Halls  
COMMERCIAL





## MAINTENANCE FEE

£480 per annum

## RENT

£9,000 per annum

## VAT

On Application

## RATES

On Application

## LEGAL COSTS

On Application

## EPC

On Application

## CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

LISSY LLEWELLYN-BELL

01743 450 700

commercialmarketing@hallsgb.com



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COMMERCIAL