



MORRIS
PROPERTY

VANGUARD 6

TRADE PARK

SHREWSBURY

TRADE COUNTER /
SHOWROOM

2,720-21,251 SQFT
252-1,975 SQM

TO LET



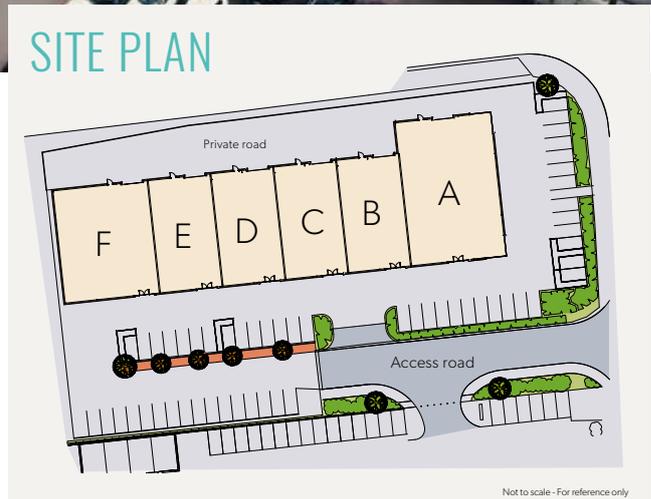
SOME CURRENT OCCUPIERS:



VANGUARD 6 TRADE PARK SHREWSBURY

A range of national, regional and local operators have been trading at Vanguard Park for more than 10 years, making it one of Shropshire's leading trade parks. Plot 6 is the latest phase in this highly sought after development.

Already home to 40 occupiers including Toolstation, Euro Car Parts, CMYUK, Hire station and Dulux, the trade park benefits from a healthy customer flow and established, landscaped environment.



AVAILABILITY

- Six new units or any combination
- 30% showroom, 70% warehouse
- Planning for B1 and B8 uses, including Vehicle Sales & Repairs
- Bespoke fit outs available

SPECIFICATION

- Full height glazed frontages
- Electric roller shutter doors
- Eaves height 7m to front, 6m to the rear
- 3 phase electrics
- 35 kn/m2

TENURE

The units are available either to lease or purchase. See attached schedule for current availability.

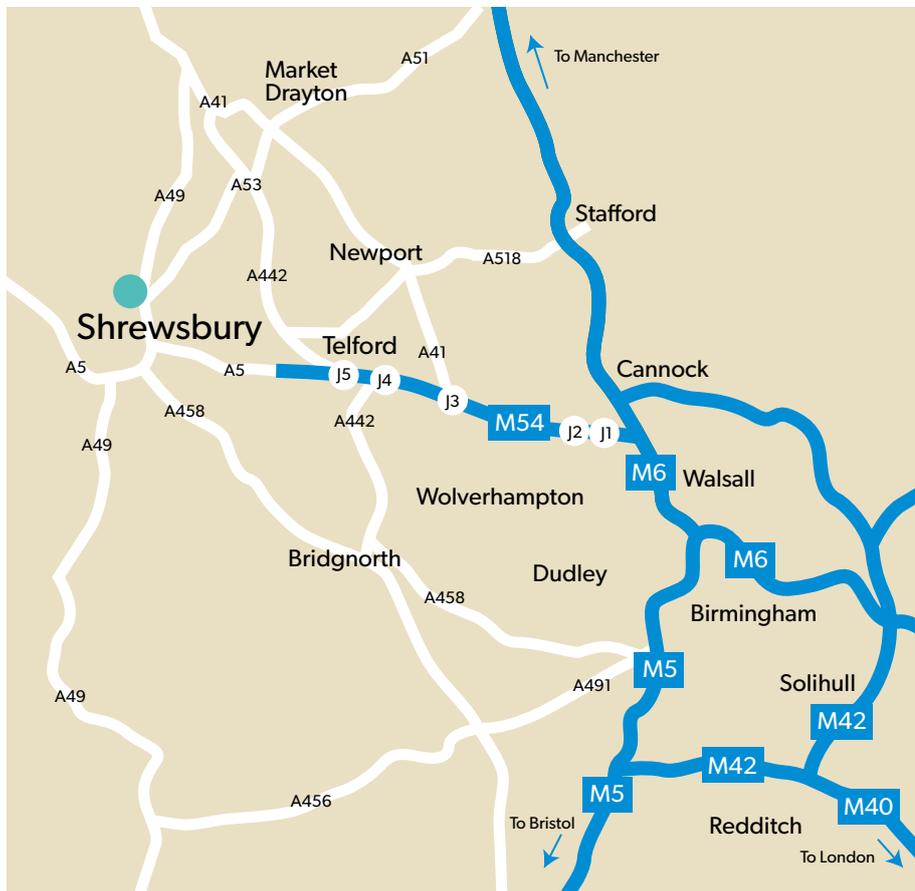
SERVICE CHARGE

A service charge is payable for the general maintenance and repair of the communal areas (plot specific).

LOCATION

Vanguard Park is situated at the entrance to Battlefield Enterprise Park, approximately 2.5 miles North of Shrewsbury town centre. Battlefield Enterprise Park is the principle commercial area of Shrewsbury and is situated close to the Shrewsbury bypass which provides direct access to the A49/A5 and M54/M6. Telford is approx. 12 miles, the West Midlands Conurbation approx. 30 miles and Manchester approx. 68 miles.

Sat Nav: SY1 3TG



DISTANCES FROM VANGUARD WAY, SHREWSBURY

| DESTINATION | MILES |
|----------------|-------|
| Shrewsbury | 2 |
| Telford | 12 |
| Welshpool | 21 |
| Oswestry | 18 |
| Wrexham | 26 |
| Wolverhampton | 30 |
| Chester | 36 |
| Stoke-on-Trent | 33 |
| Birmingham | 47 |

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

VIEWING

By prior appointment with the sole agent: Toby Shaw
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Consumer Protection From Unfair Trading Regulations 2008

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