

TO LET

TSR

TOWLER SHAW ROBERTS

HIGH QUALITY TRADE COUNTER/WAREHOUSE IN PROMINENT TRADE PARK LOCATION



**UNIT F, PLOT 15
VANGUARD WAY
BATTLEFIELD ENTERPRISE
PARK
SHREWSBURY
SHROPSHIRE, SY1 3TG**

- Modern trade counter/warehouse premises with forecourt car parking and secure yard area to the rear.
- Versatile accommodation extending to approx. 3,724 sqft (346 sqm) with attractive glazed frontage, integral general office, DDA compliant WC and kitchen.
- Prominent location fronting Vanguard Way with neighbouring occupiers including: Dulux Decorating Centre, Euro Car Parts, VW and The Hire Station.
- Available To Let on a new Lease. Rent: **£22,500** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

Forming part of the popular and ever expanding Vanguard Trade Park, the unit directly fronts Vanguard Way, approx. 3 miles North of Shrewsbury Town Centre.

Battlefield Enterprise Park is the principal commercial area of Shrewsbury with neighbouring occupiers including: Matalan, Furrows Car Village, Screw Fix, Tesco and B and Q superstores. Vanguard Trade Park is home to a multitude of occupiers which include VW, Motorworld, Newy & Eyre, Eurocell Building Plastics, Dulux Decorating Centre and The Hire Station.

The property is located close to the Shrewsbury By-pass providing access to the A49, A5 and M54 motorway linking Shrewsbury to the M6 and wider West Midlands Conurbation.

Description

This modern end of terrace trade counter/warehouse premises provides flexible accommodation extending in total to approx. 3,724 sqft (346 sqm) and an eaves height of approx. 7 metres to the front of the property.

Internally the accommodation incorporates an open plan reception area and integral office which extends to approx. 190 sqft (17.62 sqm) having suspended ceilings with inset lighting, perimeter trunking and carpeted flooring together with DDA compliant WC and kitchen facilities.

Externally the property boasts generous forecourt car parking and large secure yard area to the rear.

Accommodation

	Sqft	Sqm
Total floor area	3,724	346
Integral office	190	17.62
Total	3,724	346

Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected. 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 term to be agreed, subject to upward only rent reviews at 5 yearly intervals.

Rent

£22,500 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 area of Plot 15. Further details are available upon request from the Letting Agents.

Energy Performance Rating

Energy Performance Asset Rating: C 73

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

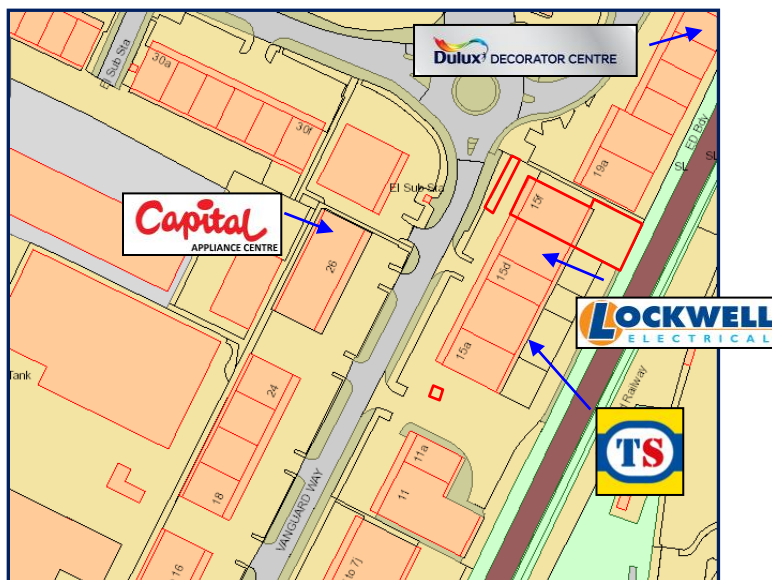
Unit 8, Hollinswood Court

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

Also at

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

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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 2017 Rating List as follows:

Description – Warehouse and premises
Rateable Value – £30,000

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

We understand that the Vanguard Trade Park has permission for B1 and B8 uses including vehicle sales and repairs and warehousing with 30% trade counter sales (based on the ground floor area of each unit). 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

Each party will be responsible for their own legal costs in respect of the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

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.

January 2019

Consumer Protection from Unfair Trading Regulations 2008

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