

TO LET

MODERN INDUSTRIAL UNIT WITH OFFICES OCCUPYING A PROMINENT ROADSIDE LOCATION

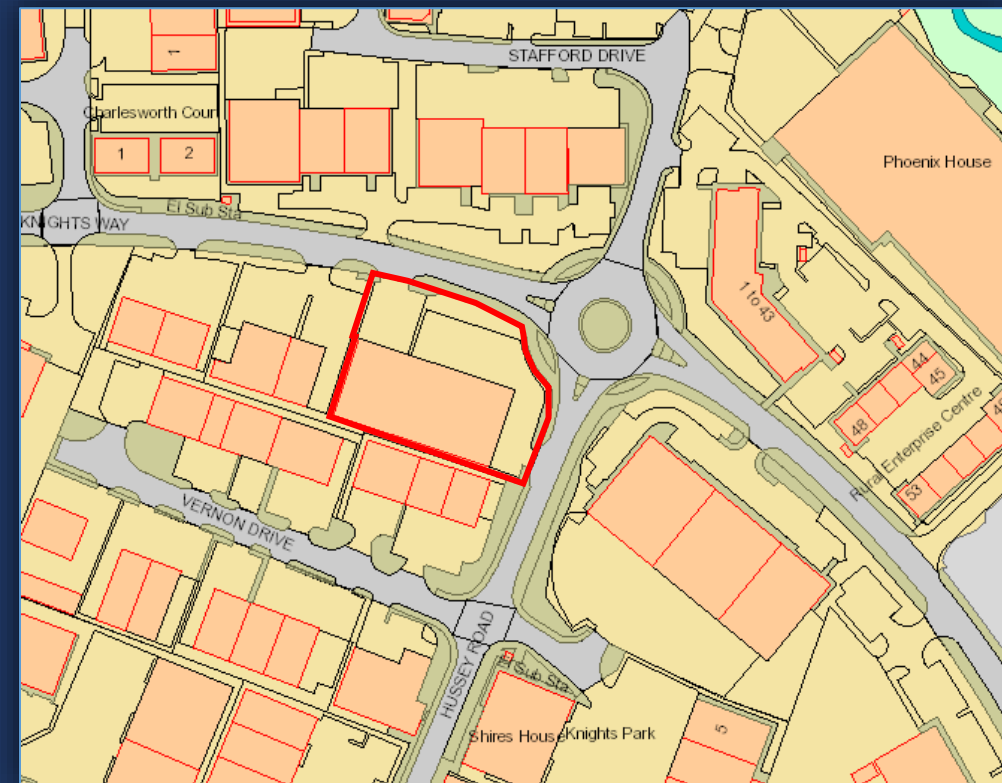


Unit 13 Knights Way
Battlefield Enterprise Park
Shrewsbury
Shropshire
SY1 3AB



KEY FEATURES

- Modern detached industrial building on a total site area of approx. 0.78 acres (0.32) hectares
- Total Gross Internal Floor Area: 20,621 sqft (1,915.84 sqm)
- Well-appointed accommodation with large clear span warehouse and adjoining two storey integral offices.
- Generous on-site car parking and loading facilities.
- Prominent roadside location in the heart of Battlefield Enterprise Park close to all amenities.
- Available To Let on a new Lease. Rent **£120,000** per annum exclusive



Scale: Not To Scale

For Reference Purposes Only

DESCRIPTION

The property comprises a modern detached industrial unit extending to approx. 20,621 sqft (1,915.84 sqm) providing a large, clear span warehouse having an eaves height of approx. 7 metre with well-appointed ground and first floor offices, training rooms and staff facilities.

The property provides the following specification:

- Steel portal frame construction
- Profile steel cladding to roof and elevations
- Concrete floor
- LED lighting and warm air heating blower units to the warehouse
- Fully glazed corner reception area
- Suspended ceilings with inset lighting, air conditioning and carpeted floor to office and training accommodation
- Set on a total site area of approx. 0.78 acres (0.32 hectares) with loading facilities and car parking for 28 vehicles

SITUATION

The property is situated on the well established Battlefield Enterprise Park lying approximately 3 miles to the north of Shrewsbury town centre. Having grown rapidly over the last 10 years the estate continues to be a popular location, now home to a wide variety of commercial occupiers.

The property occupies a prominent roadside position on the junction of Knights Way and Hussey Road in the centre of Battlefield Enterprise Park, neighbouring a host of similar modern buildings incorporating a variety of industrial, trade counter and commercial users including: Screwfix, Mercedes-Benz, Travis Perkins and Locsafe.

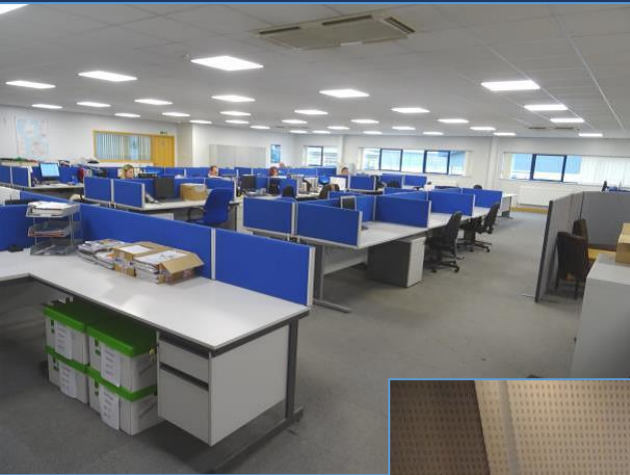
LOCATION

Shrewsbury is the county town and the main administrative centre of Shropshire and serves a large catchment area extending throughout the Marches and Mid Wales.

The town is well located at the intersection of the A5 and A49 trunk roads, approx. 12 miles west of Telford, 50 miles north west of Birmingham and 70 miles south of Liverpool and Manchester.

There are good communications to the town with the A5 Trunk Road providing access to the M54 at Telford which leads directly to the M6 Motorway. The A5 also provides access to Oswestry and Mid Wales.

There is also a rail service from Shrewsbury Town Centre to both Birmingham and London Euston.



ACCOMMODATION

The property provides the following accommodation:

Floor Areas (Gross Internal)	SQM	SQFT
<u>Ground Floor</u>		
Warehouse and Offices	1,445.06	15,554
<u>First Floor</u>		
Offices	470.78	5,067
Total Gross Internal Floor Area	1,915.84	20,621

SERVICES (Not checked or tested)

Mains, water, electricity, gas and drainage services are understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

TENURE

The property is available To Let on a new Tenant’s full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the end of the fifth anniversary.

RENT

£120,000 per annum exclusive payable quarterly in advance.

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- £87,500

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.

ENERGY PERFORMANCE RATING

Energy Performance Asset Rating: D -79

PLANNING

We understand that the property has an established commercial/business use within Classes B1, B2 and B8 of the Town & County Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND Tel: 0345 678 9000

LEGAL COSTS

The incoming Tenant will be responsible for the Landlord’s legal costs including Stamp Duty and VAT in connection with the transaction.

VAT

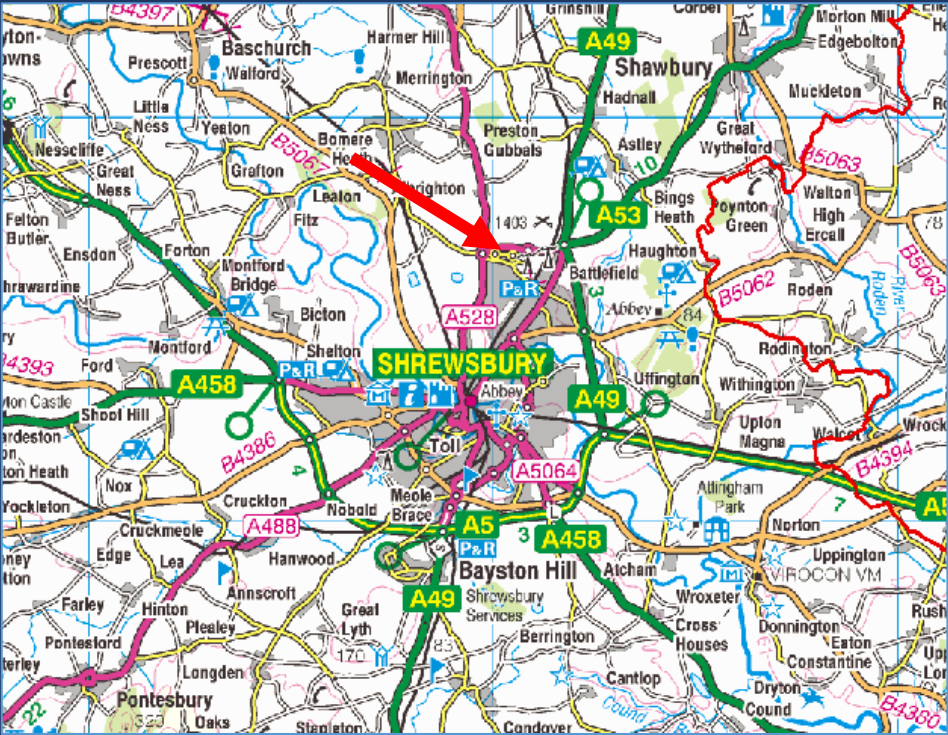
All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has elected to charge VAT on the property.

ANTI-MONEY LAUNDERING (AML) REGULATION

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from any applicants, in addition to the usual references and credit checks.

Consumer Protection from Unfair Trading Regulations 2008

“These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”



VIEWING

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