

TO LET

Due to Relocation

TSR
TOWLER SHAW ROBERTS

MODERN END OF TERRACE TRADE COUNTER / WAREHOUSE UNIT WITH GENEROUS ON-SITE CAR PARKING



UNIT 3
MARCH WAY
BATTLEFIELD
ENTERPRISE PARK
SHREWSBURY
SHROPSHIRE, SY1 3JE

- Modern trade counter/warehouse premises with generous forecourt car parking.
- Versatile accommodation extending to approx. 2,990 sqft (277.77 sqm) with additional mezzanine storage area above.
- Well located on the Battlefield Enterprise Park with good access to the main road network.
- Available To Let on a new Lease. Rent: **£19,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies an easily accessible location forming part of the popular Battlefield Enterprise Park located within the main commercial/industrial area of Shrewsbury approximately 3 miles north of the town centre. The property is within about a mile of the A49 trunk road section of the north western Shrewsbury A5 bypass which connects to the M54 motorway and wider road network

Shrewsbury is the County Town and principal administrative centre of Shropshire and is situated approximately 12 miles west of Telford, 45 miles north west of Birmingham and 45 miles south of Chester.

Description

The premises comprise a modern single storey end of terrace trade counter/warehouse unit with generous forecourt parking and loading facilities.

The unit is of steel portal framed construction with insulated profile metal cladding to the main walls and pitched roof.

The premises provide versatile accommodation with the warehouse area having an eaves height of approximately 6.5 metres, fluorescent strip lighting and front roller shutter door with separate trade counter, office and w.c. facilities at the front.

The property also includes an extensive mezzanine storage area with staircase access from the warehouse section.

Accommodation

	Sqft	Sqm
<u>Ground Floor</u>		
Warehouse / Trade Counter	2,990	277.77
Mezzanine Storage Area	1,916	178
Total	4,906	455.77

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

£19,000 per annum exclusive, payable quarterly in advance.

Energy Performance Rating – E 118

Planning

Interested parties are advised to make their own enquiries with the Local Authority regarding their intended use



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 – £18,500

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.

Local Authority

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

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs 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) Regulations

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

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.

September 2021

TSR House

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Important Notice

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