

TO LET

TSR

TOWLER SHAW ROBERTS

LARGE WAREHOUSE UNIT WITH SHARED COVERED LOADING BAY



**UNIT 1
MAESBURY ROAD
INDUSTRIAL ESTATE
OSWESTRY
SHROPSHIRE
SY10 8GA**

- Extensive single storey warehouse unit totalling approx. 22,750 sqft (2,114 sqm)
- Good covered loading / access area via electrically operated roller shutter door
- Conveniently located on the established Maesbury Road Industrial Estate with good access to the A483 & A5 trunk roads
- Available To Let on a new lease on terms to be agreed.
- Rent: **£35,000** per annum exclusive

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The premises occupy a convenient location within the established Maesbury Road Industrial Estate approximately 1 mile south of Oswestry Town Centre and within a short distance of the main A483 and A5 trunk roads.

The property is situated adjacent to the Post Office Sorting Office with, Howdens, TG Builders Merchants and Travis Perkins in the near vicinity.

Oswestry is a popular north Shropshire Market Town located approximately 18 miles north west of the County Town of Shrewsbury and 30 miles south of Chester and serves a wide catchment area.

Description

The premises provide a spacious single storey purpose built warehouse of steel portal frame construction with clad elevations beneath a pitched asbestos cement sheet clad roof.

The building provides an open plan warehouse extending to approx. 22,750 sqft (2,114 sqm) with an approximate eaves height of 5.3m with access via a shared covered loading bay.

Accommodation

Warehouse	22,750 Sqft	2,114 Sqm
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- Eaves height of 5.3m approx.
- Concrete floor and sodium & fluorescent lighting
- Full height roller shutter door

Services (Not Checked or Tested)

Mains electricity including 3 phase supply and drainage services are understood to be connected. 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 on terms to be agreed.

Rent

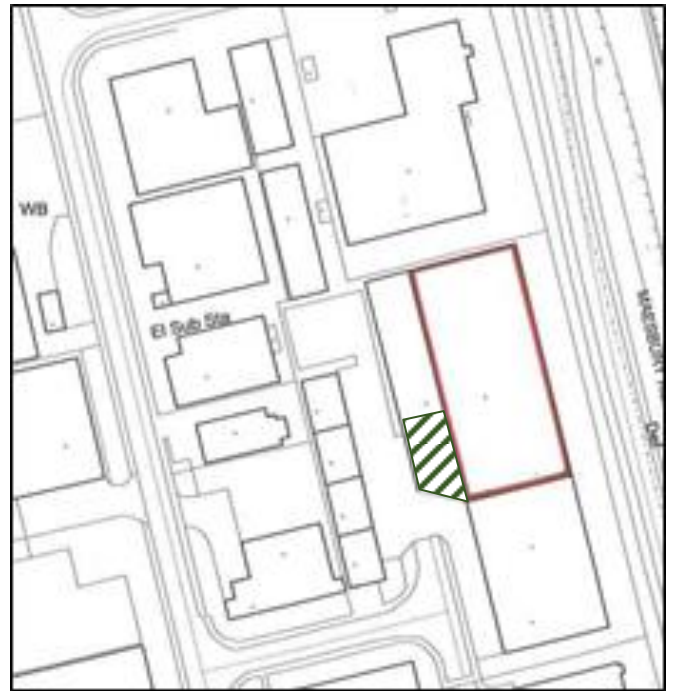
The property is available to let at a rent of **£35,000** per annum exclusive payable quarterly in advance.

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 – £41,500

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.



For Reference purpose only

Scale: Not to Scale

Energy Performance Certificate

The property is exempt

Planning

It is understood that the property has existing planning permission for storage and distribution purposes within the provisions of Class B8 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their proposed use of the building.

Local Authority

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

Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's legal costs in connection with the grant of a Lease.

VAT

All costs are exclusive of VAT if applicable. We have been advised the Landlord has not elected to charge VAT on the property.

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.

April 2018

TSR House

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