

TO LET

TSR

TOWLER SHAW ROBERTS

WORKSHOP/COMMERCIAL UNIT IN SOUGHT AFTER BUSINESS PARK LOCATION



UNIT E3
YOCKLETON BUSINESS PARK
STONEY STRETTON
SHREWSBURY
SHROPSHIRE
SY5 9PZ

- Modern two storey workshop extending in total to approx. 669 sqft (75.86 sqm)
- Versatile accommodation with front roller shutter loading door, first floor office space, kitchenette and wc facility.
- Popular Industrial Estate situated approx. 4.5 miles from the main A5 trunk road.
- Available To Let on a new Lease. Rent: **£3,250** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

Situated on the outskirts of the village of Stoney Stretton, just off the B4386, with good access to the main A5 and A418 trunk roads. The site is approx. 8 miles west of Shrewsbury and offers good access to Mid Wales and the West Midlands conurbation.

Description

Lower House Farm Industrial Estate offers a mix of warehouse and storage premises providing in total 18 individual units, with space ranging from 318 sqft to 7,000sqft.

Unit E3 is a two storey mid terrace commercial building boasting a full height front roller shutter loading door with accommodation comprising: ground floor workshop with concrete floor, fluorescent strip lighting and water point with first floor office space, kitchenette and wc facility.

Externally the property has a designated car parking space.

Accommodation

	Sqft	Sqm
Workshop	339	31.46
First floor office including staff facilities	330	30.65
Total	669	75.86

Services (Not Checked or Tested)

Mains water, electricity and drainage are understood to be connected. Interested parties are advised to make their own enquiries.

Tenure

The property is available To Let on a new Lease for a minimum term of 3 years, or multiples thereof subject to 3 yearly upward only rent reviews on a Tenants full repairing and insuring basis.

Rent

£3,250 per annum exclusive

Business Rates

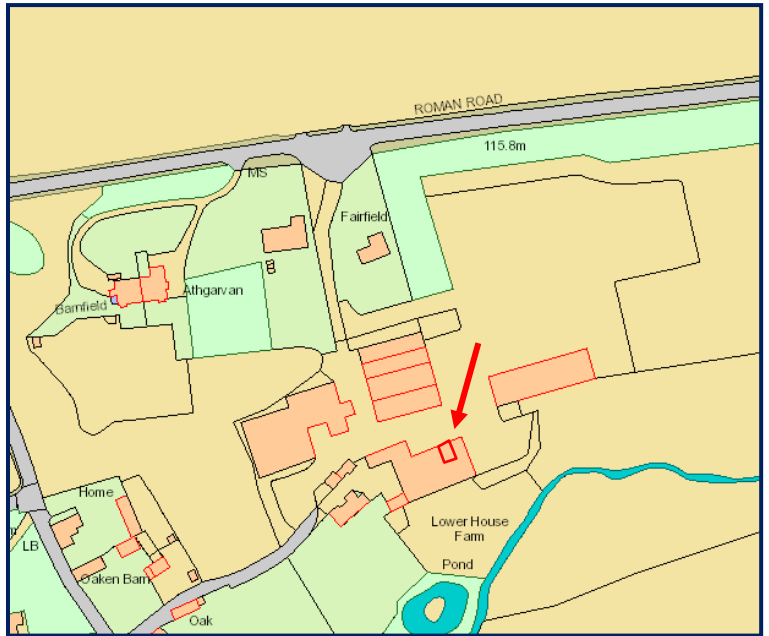
At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Workshop and premises
Rateable Value – £ TBC

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

D (91)



For Reference purpose only

Scale: Not to Scale

Planning

We understand that the site has an established use under Class B1 (Light Industrial) and/or B8 (Storage & Distribution) within the Town & Country Planning (Use Clauses) Order 1987. Prospective Tenants are advised to make their own enquiries to the local Authority regarding their intended use.

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 including Stamp Duty and VAT in connection with the grant of a Lease.

VAT

All costs/prices are exclusive of, but subject to VAT if applicable. It is understood that the Landlord has not elected to charge VAT on the rent at this present time, however retains the right to do so in future.

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.

December 2018

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 Tettenthal Road, Wolverhampton, West Midlands, WV1 4SA

Tel: 01902 421216 Fax: 01902 426234

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