

**FOR SALE**  
**(LETTING CONSIDERED)**

**TSR**  
TOWLER SHAW ROBERTS

## **VERSATILE COMMERCIAL BUILDING WITH EXTENSIVE FIRST FLOOR MEZZANINE**



**UNITS 3 & 4 OAKS  
BUSINESS PARK**

**KNIGHTS WAY**

**BATTLEFIELD ENTERPRISE  
PARK**

**SHREWSBURY**

**SHROPSHIRE, SY1 3AB**

- Substantial commercial building extending in total to approx. 18,861 sqft (1,752.26 sqm) incorporating large first floor mezzanine level to each unit.
- Versatile accommodation with generous forecourt including 12 car parking bays and secure gated side storage area.
- Situated in the centre of Shrewsbury's main commercial area, close to the A49 By-Pass and A5/M54
- Available For Sale either as a whole or on an individual basis. Guide Price: Offers in the region of **£799,950** are invited for the whole building or **£399,950** per unit.

**Call 01743 243900**

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

The premises occupy a prominent position within Oaks Business Park fronting Knights Way in the heart of Battlefield Enterprise Park which has convenient access to the A5124, A5, A49 trunk roads and M54 motorway. Battlefield Enterprise Park is a fast expanding commercial, industrial and office location approximately a mile north of Shrewsbury town centre.

Shrewsbury is the County Town and principal administrative centre of Shropshire being situated approximately 12 miles west of Telford, 30 west of the West Midlands conurbation, and 25 miles south-east of Wrexham.

## Description

This substantial commercial building of steel portal frame construction with insulated profile metal cladding comprises two adjoining units available either as a whole or on an individual basis.

The accommodation extends in total to approx. 18,861 sqft (1,752.26 sqm) incorporating a large first floor mezzanine level to both units. In addition the property boasts a minimum eaves height of approx. 6 metres with a cellular office, separate workshop, tea point and wc facilities together with two full height electrically operated roller shutter loading doors.

Externally the property boasts a large forecourt with 12 car parking bays and a secure side storage area with palisade fencing and gated entrance.

## Accommodation

	Sqft	Sqm
<b>Unit 3</b> Ground floor warehouse	4,287	398.31
Workshop	390	36.23
Office	183	16.99
Tea point & wc facility	68	6.30
First floor mezzanine	4,463	414.61
<b>Unit 4</b> Ground floor warehouse	5,048	469
First floor mezzanine	4,422	410.82
<b>Total</b>	<b>18,861</b>	<b>1,752.26</b>

## Services (Not Checked or Tested)

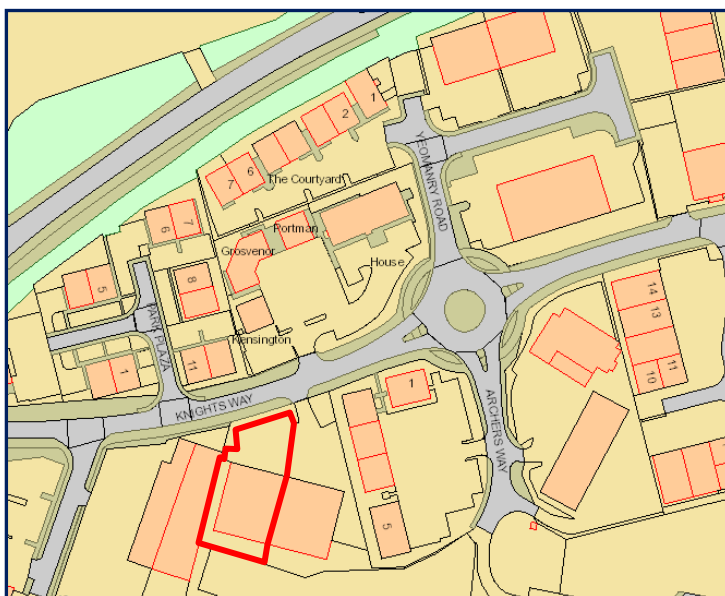
Mains water, electricity (including 3 phase), gas and drainage services are available/connected to the unit. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Guide Price/ Tenure

Offers in the region of **£799,950** plus VAT are invited for the long leasehold interest of 999 years with a peppercorn ground rent for the whole building or offers in the region of **£399,950** plus VAT are invited per unit.

## Energy Performance Rating

D - 81



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 – £42,500.00

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.

## Town Planning

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

## 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 in addition.

## Viewing

Strictly by appointment with the Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

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## 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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