

TO LET

TSR

TOWLER SHAW ROBERTS

SUBSTANTIAL WAREHOUSE/COMMERCIAL BUILDING WITH FORECOURT CAR PARKING



**UNIT 2, THE HARLESCOTT
BUSINESS PARK**

**HARLESCOTT
SHREWSBURY
SHROPSHIRE
SY1 3AG**

- Substantial warehouse/commercial building extending in total to approx. 11,582 sqft (1,079 sqm) with forecourt car parking
- Open plan warehouse accommodation with two front roller shutter loading doors, integral office and wc facilities
- Occupying a highly sought after location, situated off Harlescott Lane, within the principal commercial/industrial area of Shrewsbury
- Available To Let on a new Lease. Rent: **£30,000** per annum exclusive

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a highly sought after location positioned off Harlescott Lane in the heart of the principal commercial/industrial area of Shrewsbury, close to the A5112, A49 Shrewsbury by pass and A5/M54. Shrewsbury Town Centre lies 2 miles to the south. Sundorne Retail Park, Tesco Extra and Lidl supermarkets lie to the north and east with Centurion Industrial Estate immediately to the south and Vanguard Trade Park a short distance to the north-west.

The main access is from Harlescott Lane with a secondary access from the A5112 (Whitchurch Road) to the south via Kendal Road.

Description

This single storey two bay warehouse/commercial building of steel frame and brick elevation construction extends in total to approx. 11,582 sqft (1,079 sqm) having a minimum eaves height of approx. 4m with the benefit of two electrically operated roller shutter loading doors to the front of the building.

In addition there is an integral office extending to approx. 319 sqft (29.67 sqm) incorporating a separate store with part concrete/carpeted flooring and fluorescent strip lighting.

Furthermore the property boasts wc facilities and on-site car parking.

Accommodation

	Sqft	Sqm
Warehouse (incl. office & wc facilities)	11,582	1,079

Services (Not Checked or Tested)

Mains water, electricity, gas 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 for a term of 3 years or multiples thereof subject to an upward only rent reviews at three yearly intervals.

Rent

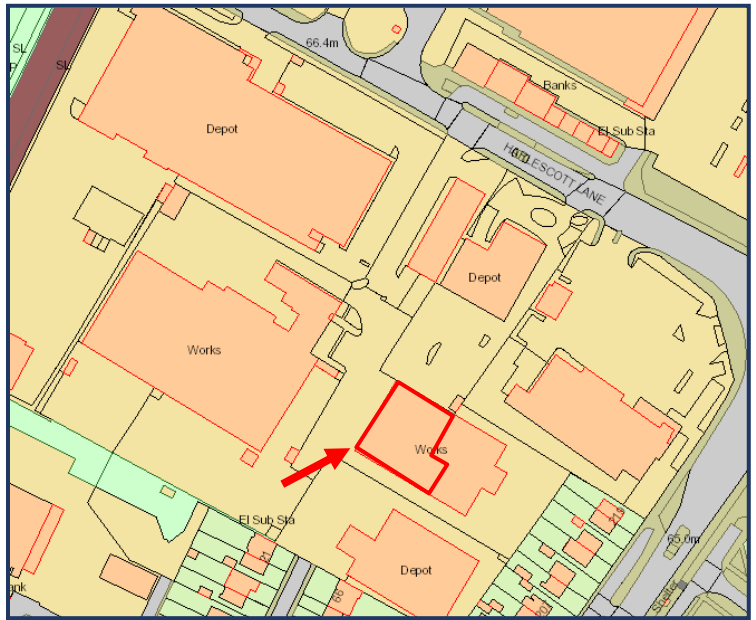
£30,000 per annum exclusive

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 – £23,750

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 Rating

Energy Performance Asset Rating: E (110)

Planning

We understand that the property has an established commercial/industrial use within B1, B2 and 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 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. We understand that the Landlord has 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.

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TSR House

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