

TO LET

TSR

TOWLER SHAW ROBERTS

FULLY REFURBISHED OFFICE AND WORKSHOP/ STORE BUILDING WITH ON-SITE CAR PARKING



**FORMER
WEIGHBRIDGE OFFICE
UPPER BATTLEFIELD
SHREWSBURY
SHROPSHIRE
SY4 3DB**

- Well-appointed single storey commercial building extending in total to approx. 1,149 sqft (106.69 sqm) with excellent on-site car parking
- Newly refurbished accommodation incorporating reception, versatile cellular offices, workshop/store and staff facilities.
- Prominent roadside location fronting the main A49 trunk road with direct access to the A5 and M54 motorway.
- Available To Let on a new Lease. Rent: **£13,500** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property forms part of an established commercial site and occupies a prominent roadside location fronting the main A49 trunk road on the north side of Shrewsbury approximately 4 miles from the Town Centre.

Situated close to the Shrewsbury Livestock Market and the popular industrial / commercial area of Battlefield with good access to the Shrewsbury by-pass leading to the M54 motorway.

Shrewsbury is the County Town and administrative centre of Shropshire strategically located at the intersection of the main A49 and A5 trunk roads, approximately 55 miles from Birmingham, 18 miles west of Telford and 40 miles south of Chester.

Description

This newly refurbished detached commercial building extends in total to approx. 1,149 sqft (106.69 sqm) and provides versatile cellular office accommodation with fluorescent strip lighting and carpeted flooring, kitchenette and toilet facilities. The property also includes a spacious workshop with painted concrete floor and double access doors to the rear.

Externally the property boasts excellent on-site car parking.

The property is well-appointed and considered suitable for a variety of commercial uses, subject to planning.

Accommodation

	SQFT	SQM
Reception	87	8.09
Office 1	141	13.08
Office 2	123	11.45
Office 3	104	9.62
Workshop	643	59.75
Kitchenette	51	4.70
Total	1,149	106.69

Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

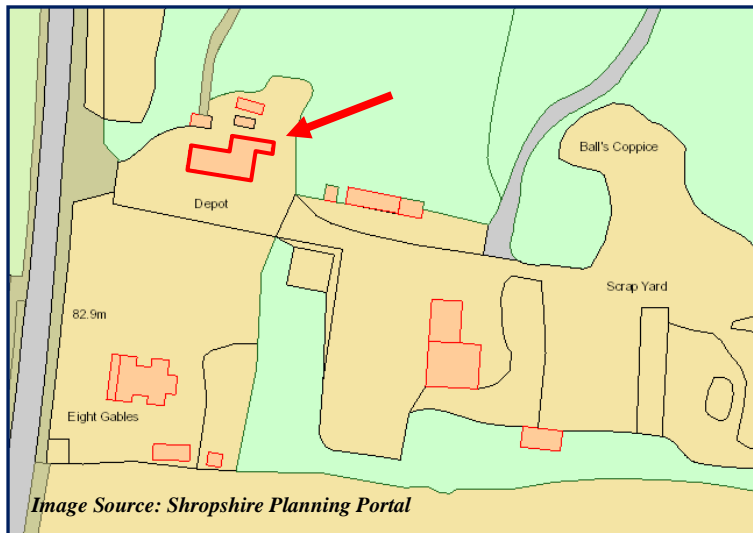
The premises are available To Let on a new Tenant's full repairing and insuring lease for a term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

Rent

£13,500 per annum exclusive, payable quarterly in advance.

Energy Performance Rating

Energy Performance Asset Rating: E (123)



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 – 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.

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning 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

It is understood that the Landlord has not elected to charge VAT on the property 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.

March 2020

TSR House

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