

TO LET

TSR

TOWLER SHAW ROBERTS

SPACIOUS PRODUCTION/STORAGE UNIT LOCATED WITHIN ESTABLISHED INDUSTRIAL ESTATE



UNIT 6
DRAGONWORKS IND. ESTATE
HENFAES LANE
WELSHPOOL
POWYS
SY21 7BE

- Spacious production / storage unit extending to approx. 7,027 sqft (652.84 sqm)
- Providing open plan storage space with benefit of a portakabin office accommodation within the unit.
- Occupying a prominent position within this established Industrial Estate having excellent communication links via the A458 and A483
- Available To Let on a new Lease. Rent **£15,000** per annum exclusive

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property is situated on the Dragonworks Industrial Estate, within one of the principle established industrial areas of Welshpool, with a variety of other occupiers nearby including TG Building Merchants and Wynnstay Stores. The property is well located just off the main A483 trunk road whilst Welshpool Town Centre and Railway Station is only a short distance away.

Welshpool is an important Market Town and commercial centre within the Mid Wales Economy and has a current population of circa 6,000. The Town is situated approx. 20 miles to the West of Shrewsbury, via the A458, and lies approx. 14 miles to the North East of Newtown. Oswestry and Wrexham are approx. 16 and 30 miles respectively via the A458 and A5 trunk roads.

Description

The property comprises an industrial production / storage unit within the Dragonworks complex.

The premises provide clear open-plan floor space with the benefit of a roller shutter entrance door with access to communal parking and service yard area. The unit benefits from Kitchenette and WC facilities within a portakabin office facility located within the unit itself having carpeted flooring, fluorescent strip lighting and wall mounted electric heaters.

The unit is considered ideally situated for a range of light industrial and /or storage / distribution uses (subject to planning).

Accommodation

	Sqft	Sqm
Unit 6	7,027	652.84

Services (Not Checked or Tested)

Mains water, electricity and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

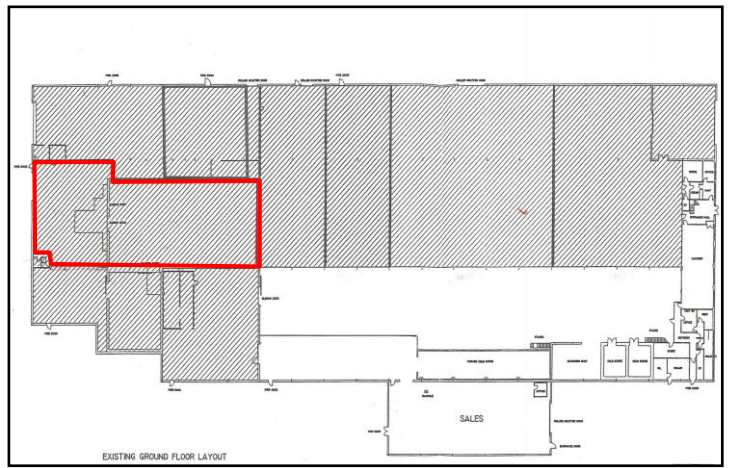
The property is available To Let on a new Lease on a Tenant's internal repairing and insuring basis for a minimum term of 3 years or multiples thereof subject to three yearly upward only rent reviews.

Rent

£15,000 per annum exclusive, payable quarterly in advance.

Planning

We understand that the premises has an established planning use for Class B1 (Light Industrial) and B8 (Storage and Distribution) purposes of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

D - 84

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 – £15,250.00

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.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS. TEL: 01938 552828.

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.

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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