



Halls¹⁸⁴⁵

COMMERCIAL

TO LET
BUSINESS/COMMERCIAL
UNITS

**RENT: from £17,500
per annum (exclusive)**

UNITS 1, 2 & 3, ARTILLERY BUSINESS PARK, PARK HALL, OSWESTRY,
SHROPSHIRE, SY11 4AD

HIGH QUALITY BUSINESS UNIT FORMING PART OF THE PRESTIGIOUS ARTILLERY
BUSINESS PARK ON THE EDGE OF THE TOWN OF OSWESTRY AND ADJACENT TO THE A5
TRUNK ROAD. AVAILABLE AS UNITS FROM 2,389 FT SQ (222 M SQ) TO 8,201 FT SQ (762 M
SQ)

HIGH QUALITY BUSINESS UNITS FORMING PART OF THE PRESTIGIOUS ARTILLERY BUSINESS PARK ON THE EDGE OF THE TOWN OF OSWESTRY AND ADJACENT TO THE A5 TRUNK ROAD. AVAILABLE AS UNITS FROM 2,389 FT SQ (222 M SQ) UP TO 8,201 FT SQ (762 M SQ)

LOCATION

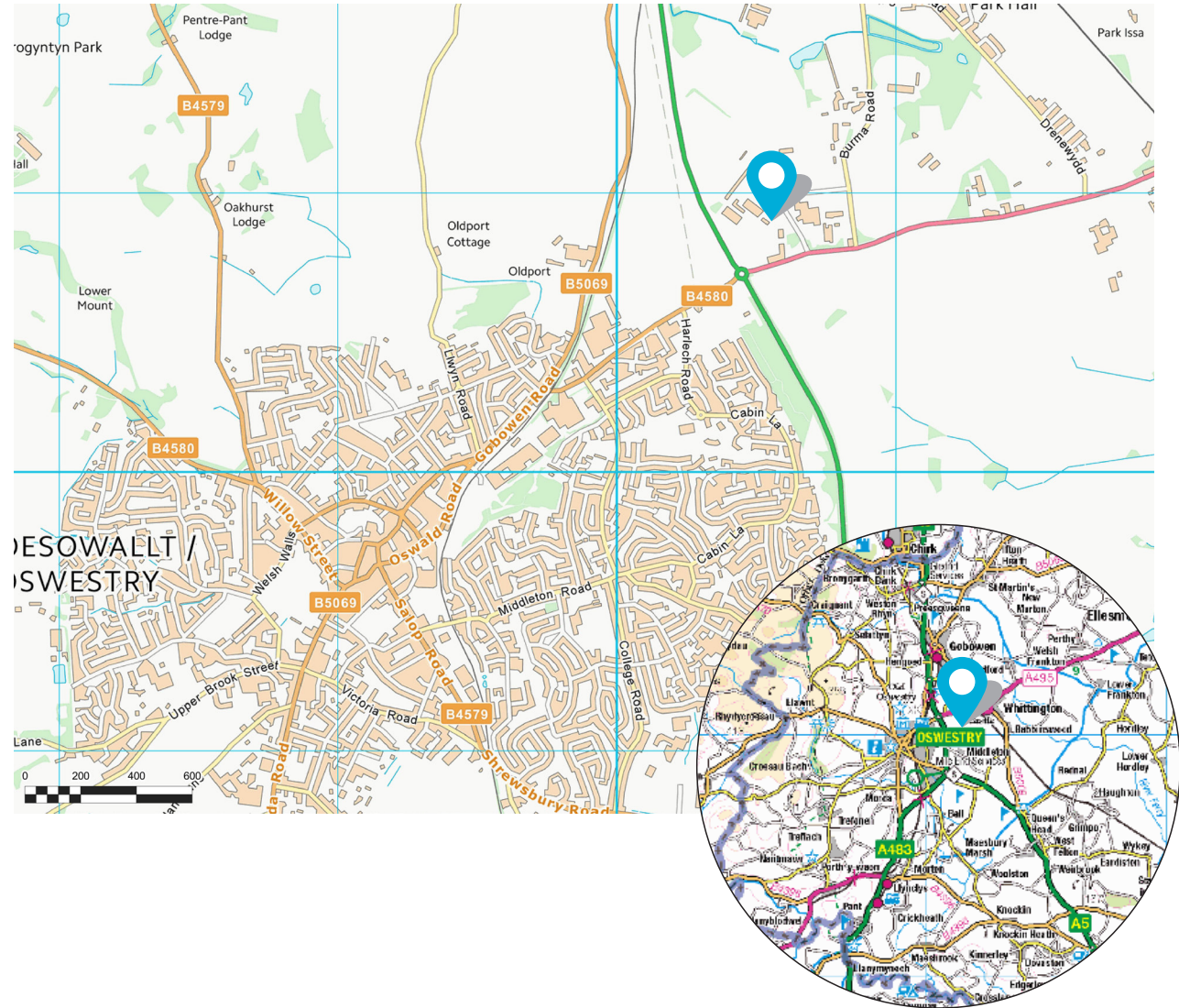
The Business/commercial units form part of Artillery Business Park in Park Hall, which is located on the edge of the town of Oswestry.

The property is located on the north eastern edge of the town and is located just off the A5 Trunk Road.

The immediate surrounding occupiers to the property are in commercial use forming part of Artillery Business Park. The other occupiers within Park Hall consist of amongst others, BT, Oswestry Rugby Club and the Park Hall Visitor Attraction.

Oswestry is an established market town and administrative centre located at the intersection of the A5, A483 and the A495. The town at the 2011 census had a population of 17,105.

The town is located approximately 18 miles north of the County Town of Shrewsbury, approximately 15 miles south of the town of Wrexham and approximately 27 miles south of the city of Chester.



DESCRIPTION

The property comprises of a detached high quality Business/commercial unit that was constructed approximately 2 years ago. The unit is available as a whole or could be separated into three individual units ranging from 2,389 ft sq (222 m sq) to 8,201 ft sq (762m sq).

The building is of steel portal framework clad in profile sheeting with some translucent roof lights to the roof cover and some glazed units to the elevations as well as two up and over door openings to the front elevation.

The unit benefits from an eaves height of approximately 3.7 metres to the warehouse/stores areas.

The ground floor of the property was arranged to provide an ancillary retail area, offices, welfare facilities and a warehouse/stores. The first floor provided a further sales area and offices and welfare facilities. There are two internal staircases to the first floor of the whole unit. Further details after separation are available from the letting agents.

The ground floor accommodation of the whole unit is approximately 5,811 ft sq (540m sq) and the first floor provides accommodation of approximately 2,390 ft sq (222 m sq). Separate units are available from 2,389 ft sq (222 m sq)

The widths of the roller shutter doors to the unit are approximately 4.15 metres.

The whole property is understood to have use of 12 car parking spaces within the central car parking area serving Artillery Business Park

ACCOMMODATION

(All measurements are approximate and on a Gross Internal Floor Area Basis in accordance with the RICS Code of Measuring Practice)

UNIT 1 - £17,500 PA (EXCLUSIVE)	M ²	FT ²
GROUND FLOOR	180	1937
FIRST FLOOR	90	969
TOTAL GROSS INTERNAL FLOOR AREA	270	2,906

UNIT 2 - £17,500 PA (EXCLUSIVE)	M ²	FT ²
GROUND FLOOR	180	1937
FIRST FLOOR	90	969
TOTAL GROSS INTERNAL FLOOR AREA	270	2906

UNIT 3 - UNDER OFFER	M ²	FT ²
GROUND FLOOR	180	1937
FIRST FLOOR	42	452
TOTAL GROSS INTERNAL FLOOR AREA	222	2,389

TO LET

A PROMINENTLY LOCATED BUSINESS/COMMERCIAL UNIT

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TENURE

The property is offered to let on a new Tenants Full Repairing and Insuring Lease for a length of term by negotiation, subject to service charge provisions. Further details upon request from the letting agents. There will be rent reviews at three yearly intervals.

PLANNING

Prospective tenants are to make their own enquiries

From our internet enquiries, we understand that the subject property has planning consent for Use Class B of The Town and Country Use Classes Order 1987.

The property forms part of Artillery Business Park, which comprises of a Business Park with a range of commercial and office based units. We understand that the Business Park benefits from full planning consent for existing B1, B2 and B8 Uses falling within Use Class B of The Town and Country Use Classes Order 1987.

The property is located in the local authority of Shropshire Council.

RATEABLE VALUE

We have made verbal enquiries to the local charging authority and we advised as follows:

Rateable Value 2019/20 £33,000

Rates Payable 2019/20 £16,203

Interested parties should make their own enquiries to the local authority. The rateable value and rates payable will vary if the unit is split and further details are available from the letting agents.

EPC

To order

SERVICES

(Not tested at the time of our inspection)

The property is understood to benefit from mains water, electricity (including three phase) and drainage. The property is heated by a ground source heating. Further details are available from the letting agents upon request.

VAT

The property is understood to be elected for VAT and therefore VAT will be payable.

LEGAL COSTS

The incoming tenant is to be liable for the landlords reasonable legal costs incurred in respect of granting the lease.



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LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate,
Shrewsbury SY2 6ND

Telephone (01743) 6789000

VIEWING

Strictly by prior arrangement with the sole letting agents. For more information or to arrange a viewing, please contact:

James Evans 07792 222 028

E: james.evans@halls.gb.com

Ben Hughes 07795 486 267

E: benh@halls.gb.com

Lucy Wilde 07538 912 096

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01743 450 700



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, give notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority

to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

