



TO LET

BANK TOP INDUSTRIAL ESTATE, ST. MARTINS, NR. OSWESTRY, SHROPSHIRE. SY11

- Environmentally focused, modern, first floor office space of 1,044 sq.ft./96.99 m.sq. approx., with abundant parking.
- This estate is being completely remodelled and is only approximately 0.5 mile from the A5/A483 roundabout at Gledrid, Marks and Spencer Simply Food, Moreton Garden Centre.
- **VIEWING - Contact Oswestry Office: 01691 659659 oswestry@celtrowlands.com**

LOCATION

This location is only approximately 0.5 miles drive from the very busy A5/A483 roundabout at Gledrid, approximately 4 miles North of Oswestry, where it is to be found a fuel station, truck stop, Marks and Spencer Simply Food, the Moreton Garden Centre and the very popular Gledrid and Moreton industrial Parks.

Directions: Take the turning for St. Martins, and the estate is 0.5 mile on the left hand side.

DESCRIPTION

Modern, first floor office space, under construction and ready for occupation in October/November 2018, providing very high quality, open plan first floor space of approximately 1,044 sq.ft./96.98 m.sq.

This space has the advantage of underfloor heating and cooling, and will be offered with many modern facilities, and in addition to the floor area there is wc and kitchenette accommodation.

There will be an abundance of parking available.

RENT AND LEASE TERMS

The premises are offered to let on an effectively full repairing and insuring lease by way of a service charge at an asking rent in the region of £10,500 p.a. exclusive. The ingoing tenant is asked to discharge the landlord's reasonable legal costs in connection with the granting of the lease.

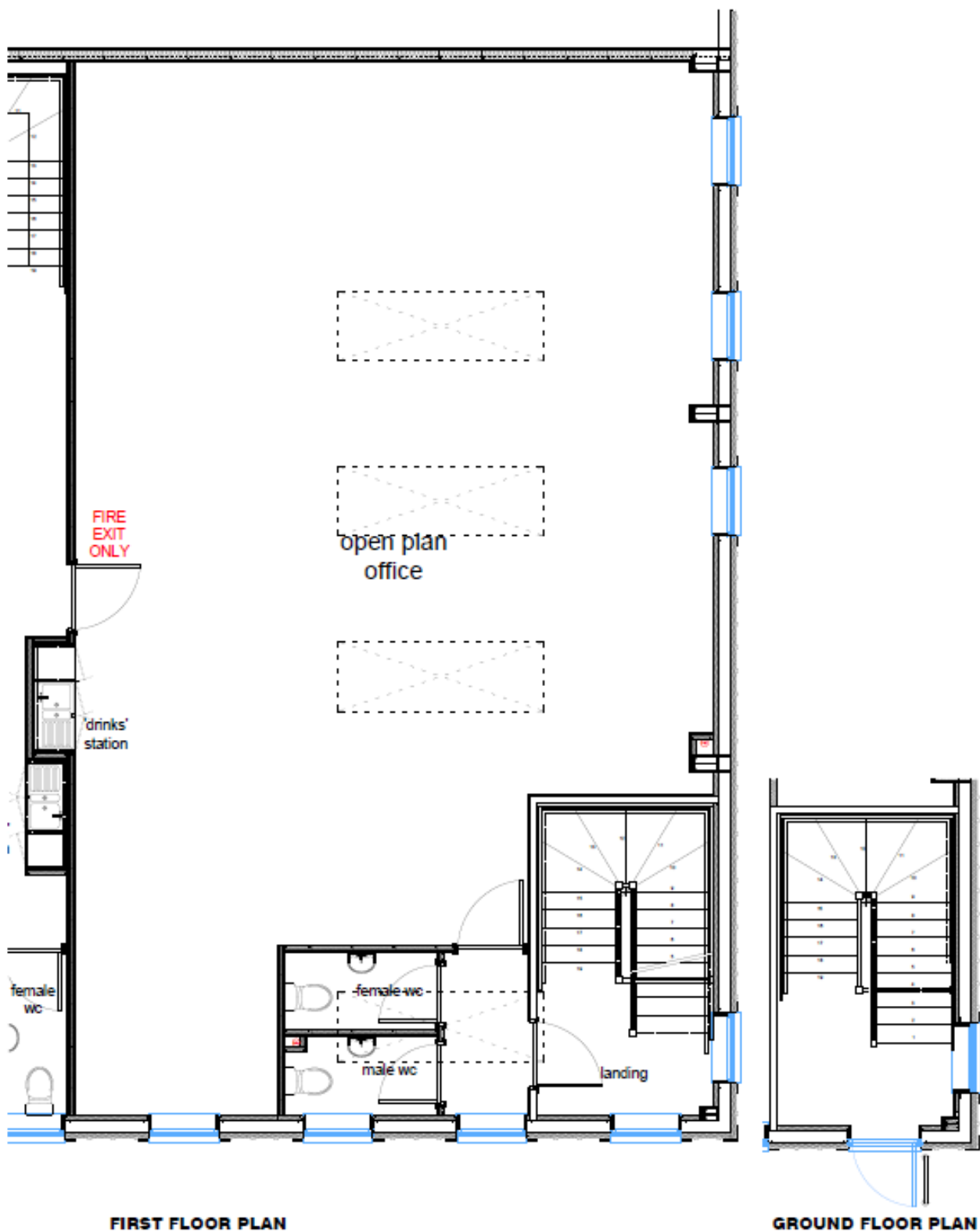
BUSINESS RATES

These premises will not yet be assessed, therefore please enquire of the agents who will be able to give a guide.

EPC

To be assessed.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details



Please note all areas are approximate
For identification purposes only. Not to scale

**Celt Rowlands
& Co.** CHARTERED SURVEYORS

**BANK TOP INDUSTRIAL ESTATE, ST MARTINS,
NR. OSWESTRY, SHROPSHIRE. SY10 7HB**

dpa

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

**Celt Rowlands
& Co.** CHARTERED SURVEYORS

COMMERCIAL PROPERTY CONSULTANTS
www.celtrowlands.com

RICS