



FOR SALE OR TO LET
ON THE INSTRUCTIONS OF SODAJO
GOBOWEN ROAD, OSWESTRY, SHROPSHIRE. SY11 1HZ

- Available as a whole or in parts, to include industrial buildings and open storage land. Buildings range from 3,663 sq.ft. to 191,294 sq.ft. gross internal area approximately.
- Site of 11.3 acre approximately is zoned by a Local Planning Authority for residential use if an owner chose to follow the redevelopment route.
- **JOINT AGENTS - Celt Rowlands & Co: - 01691 659659/Oswestry@celtrowlands.com**
Vernon and Co. – peter.vernon@vernon.co.uk

LOCATION

Oswestry, Shropshire's third largest town has a former Borough population of approximately 33,000 and town population of approximately 17,500. The town is situated on the A5, roughly midway between Shrewsbury and Wrexham, with fast highway connections to the M54 and M56. As such it is well placed upon the Euro trunk route between Holyhead and the South East ports. There is a well-developed town centre, and in general terms the town is expanding with a number of successful employers, including British Telecom, Practice Plan, Aico, Arla Foods, Pentons and Cold Move.

The subject site is situated just off one of the main arterial routes into the town from the A5, being the Gobowen Road close to its junction with Beatrice Street and the Morrisons Supermarket. The site has three vehicular access points, the first being off Unicorn Road, which connects with Whittington Road (B4580), then Queen Elizabeth Drive, and the third being at the Cambrian Works, Gobowen Road B5069. Please enquire of the agents as to the status of the Gobowen Road access.

DESCRIPTION /SITE OPPORTUNITIES

There are two basic possibilities for the future of the site which can be considered. These are: Continuance for industrial usage, or change of use to alternatives, most likely to be mainly residential. Please see the section Planning Matters.

The site as shown on the attached OS plan, with its three entrances, amounts to approximately 11.3 acres, to include the footprints of the buildings. There are two or three areas which could be regarded as open storage yards, and a car park next to the Unicorn Road entrance.

The Buildings

These are shown on the plan and described as follows:-

Main Warehouse Building – Constructed in a number of interlinked bays with varying heights as follow:-

Bay 1 – Eaves 6.45m, ridge 8.8m, single service door	1,845.50 m.sq. / 19,865 sq.ft.
Bay 2 –Eaves 6.45m, ridge 11m, 4 x tailgate service doors	2,286.63 m.sq. / 24,613 sq.ft.
Bay 3 – Eaves 6.50m, ridge 9.4m, 4 x tailgate service doors	2,076.90 m.sq. / 22,356 sq.ft.

Bay 4 – Recently constructed. Eaves 6.85m, ridge 10m, single up and over service door	2,901.38 m.sq. / 31,230 sq.ft.
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Bay 5 – Delivery bay with 1 elevation open for wagon access	483.97 m.sq. / 5,209 sq.ft.
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Total of Warehouse Bays (all interlinked) Approx.	9,110.41 m.sq. / 98,064 sq.ft.
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First Floor Offices with small canteen area, spanning Bays 2 and 3 above service doors

234.35 m.sq. / 2,523 sq.ft.

Total Gross Internal Floor Area of Entire Main Warehouse Building Approximately

9,344.76 m.sq. / 100,597 sq.ft.

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Attached to the main warehouse building above, **Portacabin Style WC Block**

(60m / 646 sq.ft.)

3 x Small Buildings behind main warehouse, mainly brick construction

147.67 m.sq. / 1,590 sq.ft.

Office/Workshop Building

A steel portal frame, profile steel clad building comprising:-

Ground floor workshops/storage areas and various other rooms		7,179 sq.ft.
Ground Floor Offices/Reception, WCs etc.	192.03 m.sq. /	2,067 sq.ft.
First Floor Offices	192.03 m.sq. /	2,067 sq.ft.
First Floor Stores	38.09 m.sq. /	410 sq.ft.

1,089.09 m.sq. / 11,723 sq.ft.
20.56 m.sq. / 221 sq.ft.

Gate House Building includes office and WC

The Widney Buildings - Bays 16 and 17 built on a steel frame, open to one another, with eaves of 5.25m and to underside of steel frame 6.30m approximately.

Warehouse/manufacturing	1,762.50 m.sq. /	18,972 sq.ft.
Offices, WCs, Stores Ground Floor	85.44 m.sq. /	920 sq.ft.
Offices First Floor	45.52 m.sq. /	490 sq.ft.
Stores on steel frame Mezzanine	(206.45 m.sq. /	2,222 sq.ft.)

1,893.46 m.sq. / 20,382 sq.ft.

Bay 3 of brick construction from the former Cambrian Railway goods shed, connected to 1 and 2 above, to underside of steel frame to roof: 6.3m.

979.30 m.sq. / 10,541 m.sq.

Separate Bay 4 of brick construction, being another railway building. **583.15 m.sq. / 6,277 sq.ft.**

Separate Side Buildings 5 of brick construction, former Cambrian Railway buildings, x 3.

1. To underside of roof frame: 6.3m	167.35 m.sq. /	1,801 sq.ft.
2. Lower rise	134.11 m.sq. /	1,444 sq.ft.
3. Low rise	38.88 m.sq. /	418 sq.ft.

340.34 m.sq. / 3,663. sq.ft.

Open Fronted Building/Awning on steel frame

421.20 m.sq. / 4,534 sq.ft.

Warehouse 13 constructed of lightweight steel frame with eaves height of 4.4m.

1,106.13 m.sq. / 11,906 sq.ft.

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Haydocks Building 11 constructed of steel portal frame with eaves height of 4m for Bay 1 and 5.15m for Bay 2, both of which are open to one another.

Bay 1 – Warehouse	852.84 m.sq. / 9,180 sq.ft.
Bay 1 – Offices	59.09 m.sq. / 636 sq.ft.
Bay 2 – Warehouse	831.85 m.sq. / 8,954 sq.ft.
Bay 2 – Offices	86.86 m.sq. / 935 sq.ft.
Bay 2 – External Addition	15.33 m.sq. / 165 sq.ft.
Mezzanine Storage	(66.90 m.sq. / 935 sq.ft.)

Total Ground Floor **1,845.97 m.sq / 19,870 sq.ft.**

**Total Ground Floor of All Built Space
(Inc. Open Delivery Bay and Awning)** **17,771.63 m.sq. / 191,294 sq.ft.**

Please note that the above floor areas are based upon gross internal measurements and are approximate. All buildings are generally clad in varying materials, and as appropriate have service doors and internal lighting.

TERMS OF OFFER

The entire site is available for sale freehold, and can be sold in more than one part to individual purchasers offers are invited. Alternatively, buildings and the separate land areas can be let. Rental and lease terms on application. If lettings occur, ingoing tenants are asked to be responsible for the landlord's reasonable legal costs in connection with the granting of leases. A service charge for communal area maintenance will apply.

PLANNING MATTERS

We understand that under the Shropshire Council Samdev zoning for the site, the entire site is regarded as potential future residential use. With regards to existing uses and the need for further planning permissions, then please discuss this matter with the agents. Within the particulars, Widney Building/Bays 3, 4 and Building 5 are understood to be listed as buildings of architectural/historic interest – Grade II.

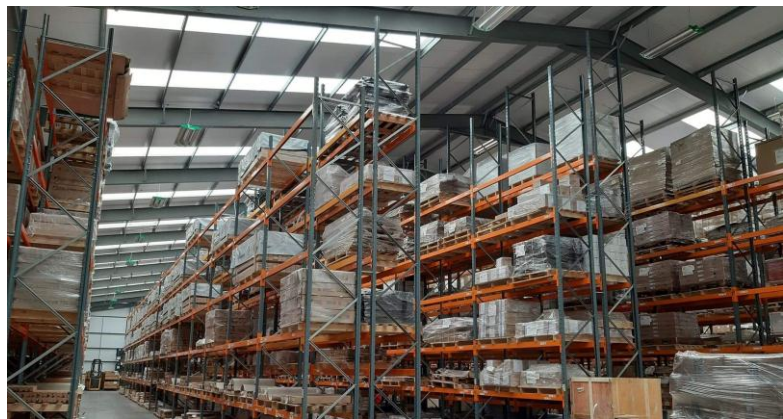
BUSINESS RATES - This site has a Rateable Value of £180,000. The agents will be able to give a guide as to likely rateable values in the event of splits of the site, and thereafter interested parties need to obtain their own separate advice on the topic and request information on rates payable from Shropshire Council – 0345 6789002.

VAT - We understand that the site is elected for VAT.

EPC - EPCs have been commissioned and will be available shortly.

VIEWING – CONTACT THE JOINT AGENTS: Celt Rowlands & Co. – 01691 659659 and oswetry@celtrowlands.com and Vernon & Co. – peter.vernon@vernon.co.uk

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Sodajo Ltd, Unicorn Road, Oswestry

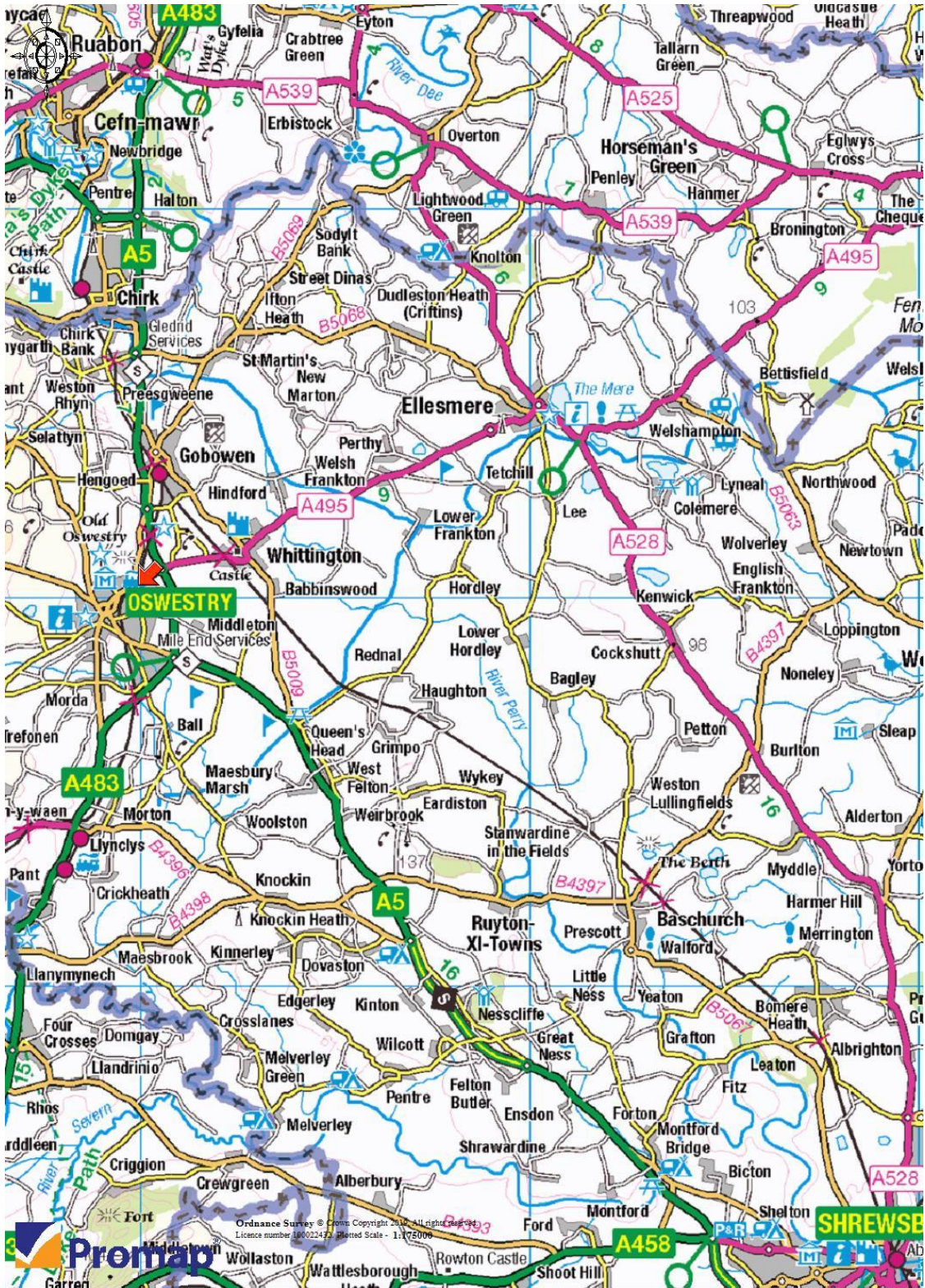


Promapv2
LANDMARK INFORMATION

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