

FOR SALE

FREEHOLD COMMERCIAL PROPERTY WITH YARD AREA



**NINE**  
BRIDGES

**PRICE:**  
**OFFERS IN THE REGION OF**  
**£2,184,000 (EXCLUSIVE)**

A UNIQUE OPPORTUNITY TO ACQUIRE A FREEHOLD COMMERCIAL INDUSTRIAL UNIT IN THE SOUGHT-AFTER COMMERCIAL AREA OF SHREWSBURY

UNIT 4, [NINE BRIDGES INDUSTRIAL/COMMERCIAL PARK, SHREWSBURY, SHROPSHIRE, SY1 3AS](#)

- Net Internal Floor Area of 29,120 sq ft (2,705 m sq)
- Eaves height approximately 16.7 metres
- Total Site Area 0.99 acres (0.411 hectares)

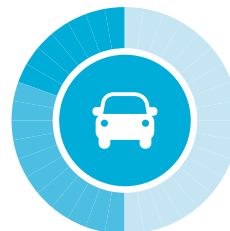
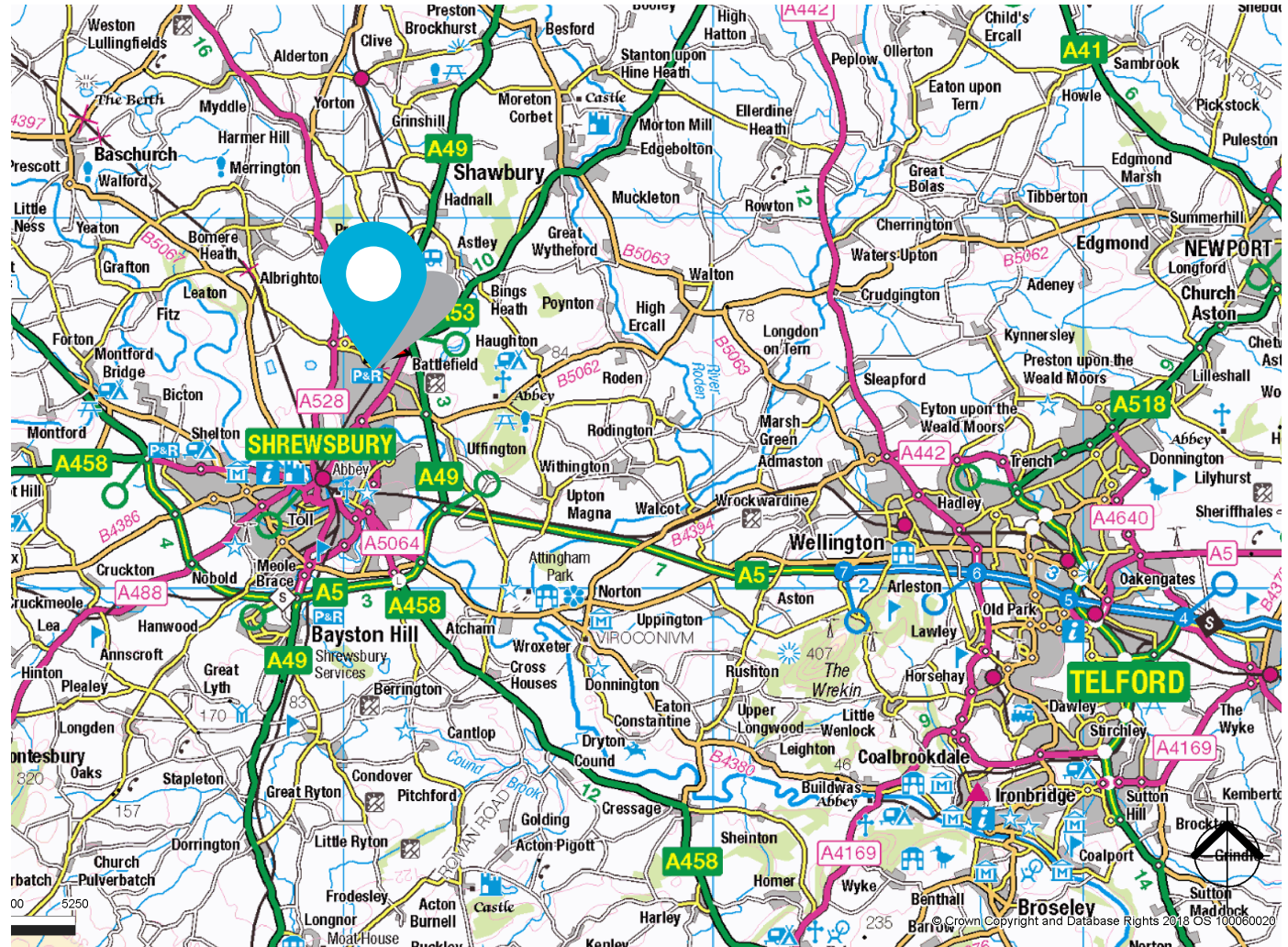
## SUMMARY

- Net Internal Floor Area 29,120 sq ft (2,705 m sq)
- Total Site Area 0.99 acres (0.411 hectares)
- Suitable for a variety of uses subject to planning
- Benefiting from an eaves height of 16.7 metres
- Vacant possession
- Situated in the sought-after commercial quarter of Shrewsbury

## DESCRIPTION

The property comprises of a High Bay Commercial unit with a Net Internal Floor Area of 29,120 ft sq (2,705 m sq) sitting on a Total Site Area of approximately 0.99 acres ( 0.411 hectares) which is accessed from a shared entrance way off Vanguard Way.

The unit has an eaves height of approximately 16.7 metres and is of steel portal framework clad in part profile sheeting and part corrugated cement fibre sheeting. To the front of the unit is a concrete surfaced yard area. The unit would lend itself ideally to storage and distribution and manufacturing purposes. The unit also benefits from a 2 storey office structure at the front of the unit.



**BIRMINGHAM**  
48 MILES

**MANCHESTER**  
69 MILES

**LONDON**  
169 MILES



**BIRMINGHAM**  
51 M \*

**LONDON**  
2H 54M\*

**SITUATION**

The property forms part of Nine Bridges Industrial Park within Battlefield Enterprise Park, which is the premier commercial quarter serving the town of Shrewsbury.

The property is located approximately 2 miles north east of the town centre of Shrewsbury. Shrewsbury is the County Town of Shropshire within an area of mixed development with surrounding occupiers including car dealerships, trade counter units, other roadside occupiers as well as properties in general commercial use.

The surrounding occupiers to the site include the VW Car dealership, Ford Furrows Car Dealership and Plumb Center, Travis Perkins, Edmundson Electrical and the Mercedes Car Dealership, as well as the popular Longbow Close office development.

The site is located within easy access of the A5124, which provides access to the A49/M54 Link Road and access to the national motorway network.

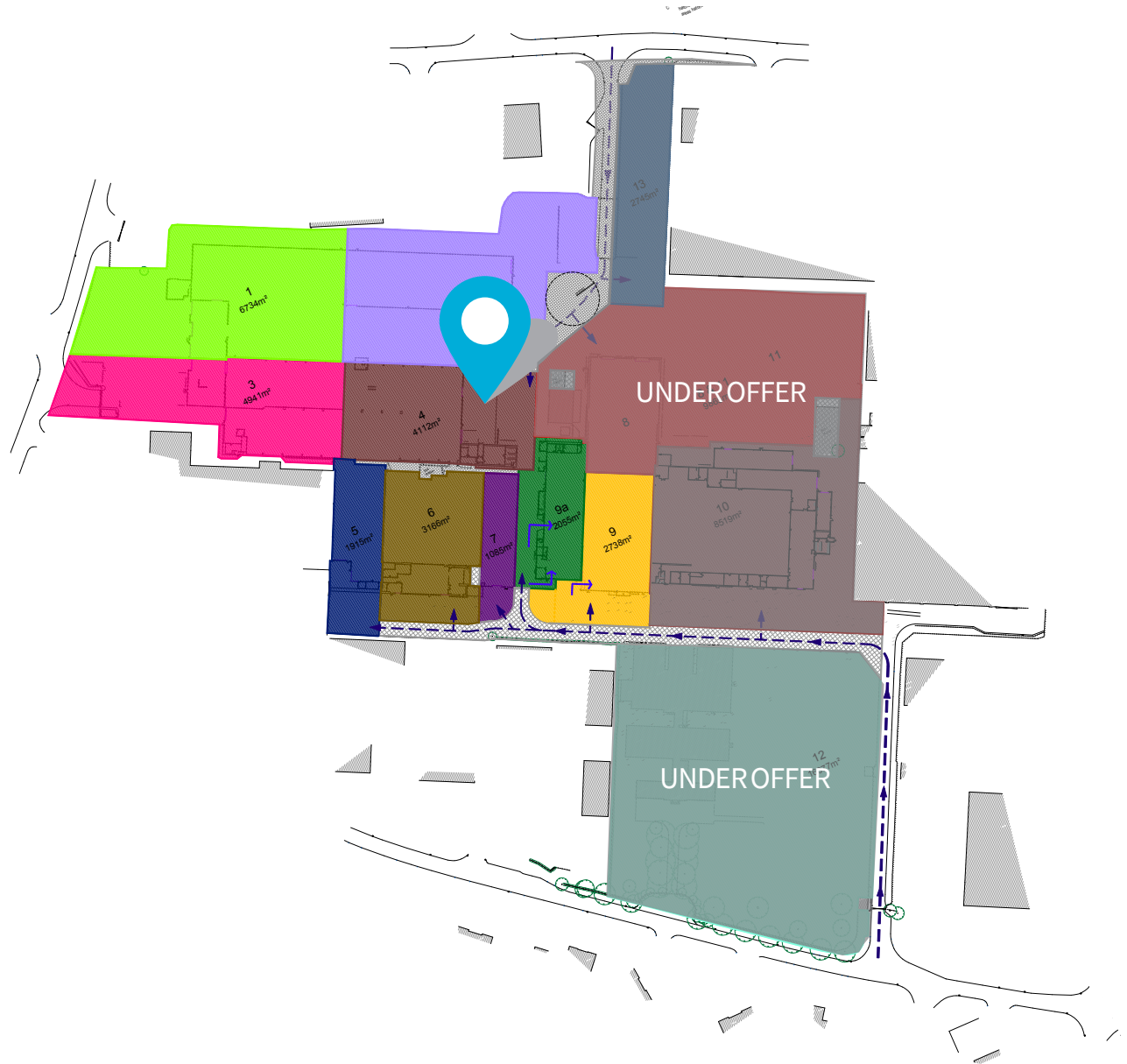
Shrewsbury is the County Town of Shropshire and had a population of 78,105 at the 2011 Census and has a very significant catchment population.

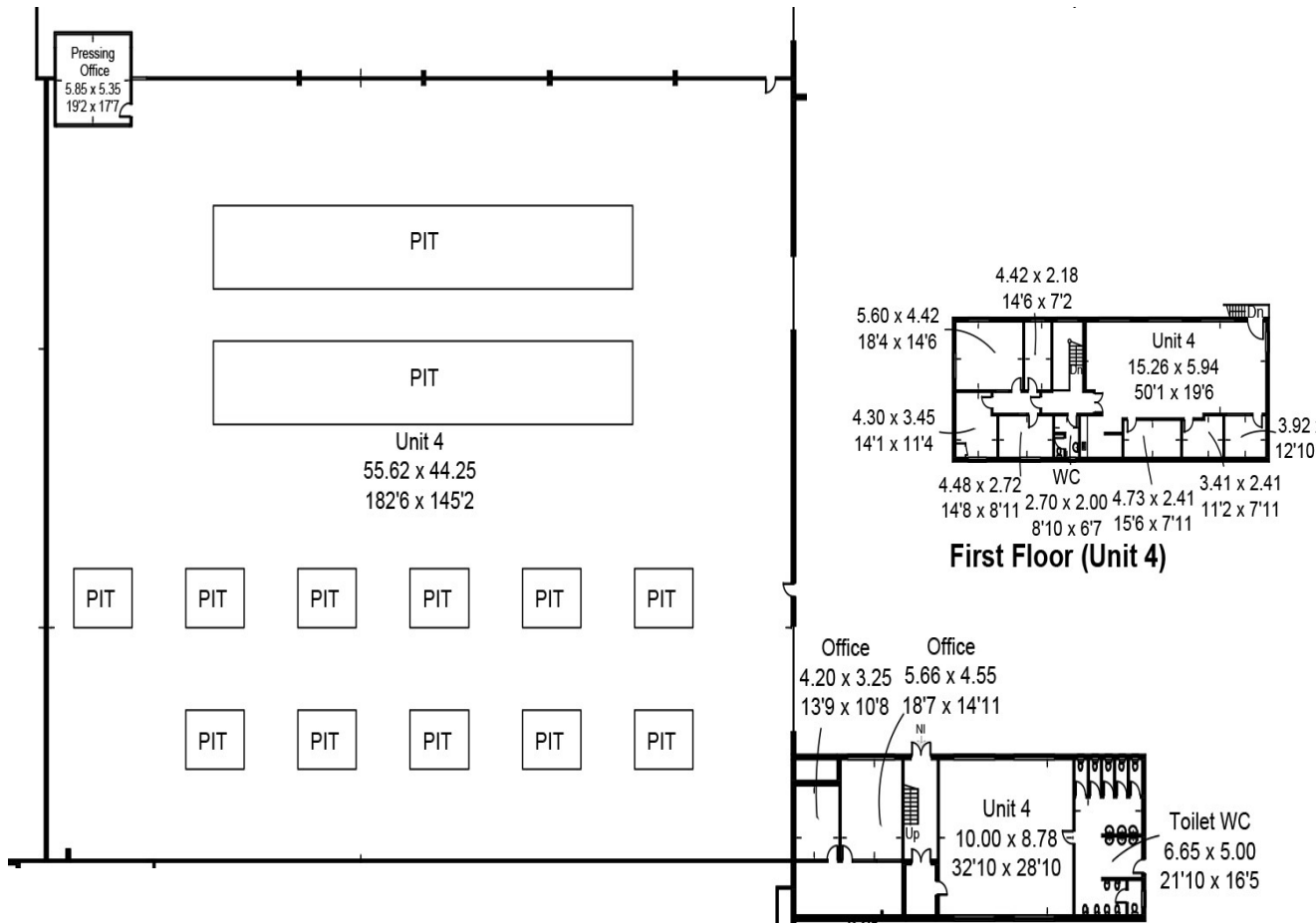
Shrewsbury is an administrative and tourist centre and is located approximately 48 miles west of the City of Birmingham, 43 miles south of the city of Chester and 16 miles west of the town of Telford.

**ACCOMMODATION**

(All measurements are approximate)

	SQ FT	M SQ
TOTAL GROSS INTERNAL FLOOR AREA	29,120	2,705
	ACRES	HECTARES
TOTAL SITE AREA	0.99	0.411





**SERVICES**

(Not tested the purchasers should rely on their own enquiries)

The property is understood to benefit from all services (including the provision of three phase electricity).

There are a variety of electricity substations on the site.

Further information is available from the selling agents upon request.

**PRICE**

Offers are invited in the region £2,184,000

**PLANNING**

Prospective purchasers should make their own enquiries to the Local Planning Authority.

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

The site is understood to benefit from planning consent for commercial use falling within Use Class B of The Town and Country Use Classes Order 1987.

Further details are available from the selling agents.

The property is located in an area of mixed development and the property could lend itself to a variety of alternative uses, subject to the receipt of the relevant statutory consents.

This plan is for guidance only and must not be relied upon as a statement of fact.



## TENURE

The property is Freehold with Vacant possession.

A service charge maybe payable for common access roads and services further details upon request from the selling agents

## RATEABLE VALUE

Prospective purchasers are recommended to make their own enquiries.

The property is yet to be reassessed for rating purposes.

## EPC

TBC

## LEGAL COSTS

Each party is to be responsible or their own legal costs in respect of the sale of the property.

## FINANCIAL ACT

Any intending purchaser should satisfy themselves independently as to VAT in respect of the transaction.

It is understood that the property is elected for VAT.

All figures within these particulars are quoted exclusive of VAT.

## SPECIFIC PROPERTY INFORMATION

An information pack relating to the property is available to prospective purchasers upon request from the selling agents

## LOCAL AUTHORITY

Shropshire Council,  
Shirehall,  
Abbey Foregate,  
Shrewsbury,  
SY2 6ND  
  
Telephone: 0345 678 9000



## VIEWING

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

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Halls  
COMMERCIAL