

# TO LET

# COMMERCIAL PROPERTY WITH YARD AREA



**RENT:**  
**£218,000 (EXCLUSIVE)**  
**PER ANNUM**

AN OPPORTUNITY TO LET A COMMERCIAL INDUSTRIAL UNIT IN THE SOUGHT-AFTER COMMERCIAL AREA OF SHREWSBURY

**UNIT 2, NINE BRIDGES INDUSTRIAL/COMMERCIAL PARK, SHREWSBURY, SHROPSHIRE, SY1 3AS**

- Gross Internal Floor Area of 43,587 sq ft (4,049 m sq)
- Eaves height approximately 16.7 metres
- Total Site Area 1.72 acres (0.696 hectares)



### SUMMARY

- Gross Internal Floor Area 43,587 sq ft (4,049 m sq)
- Total Site Area 1.72 acres (0.696 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 Gross Internal Floor Area of 43,587 ft sq (4,049 m sq) sitting on a Total Site Area of approximately 1.72 acres (0.696 hectares) which is accessed via 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 profile sheeting. There is a canopy projection to the front of the unit 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.





**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.

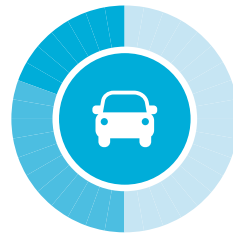
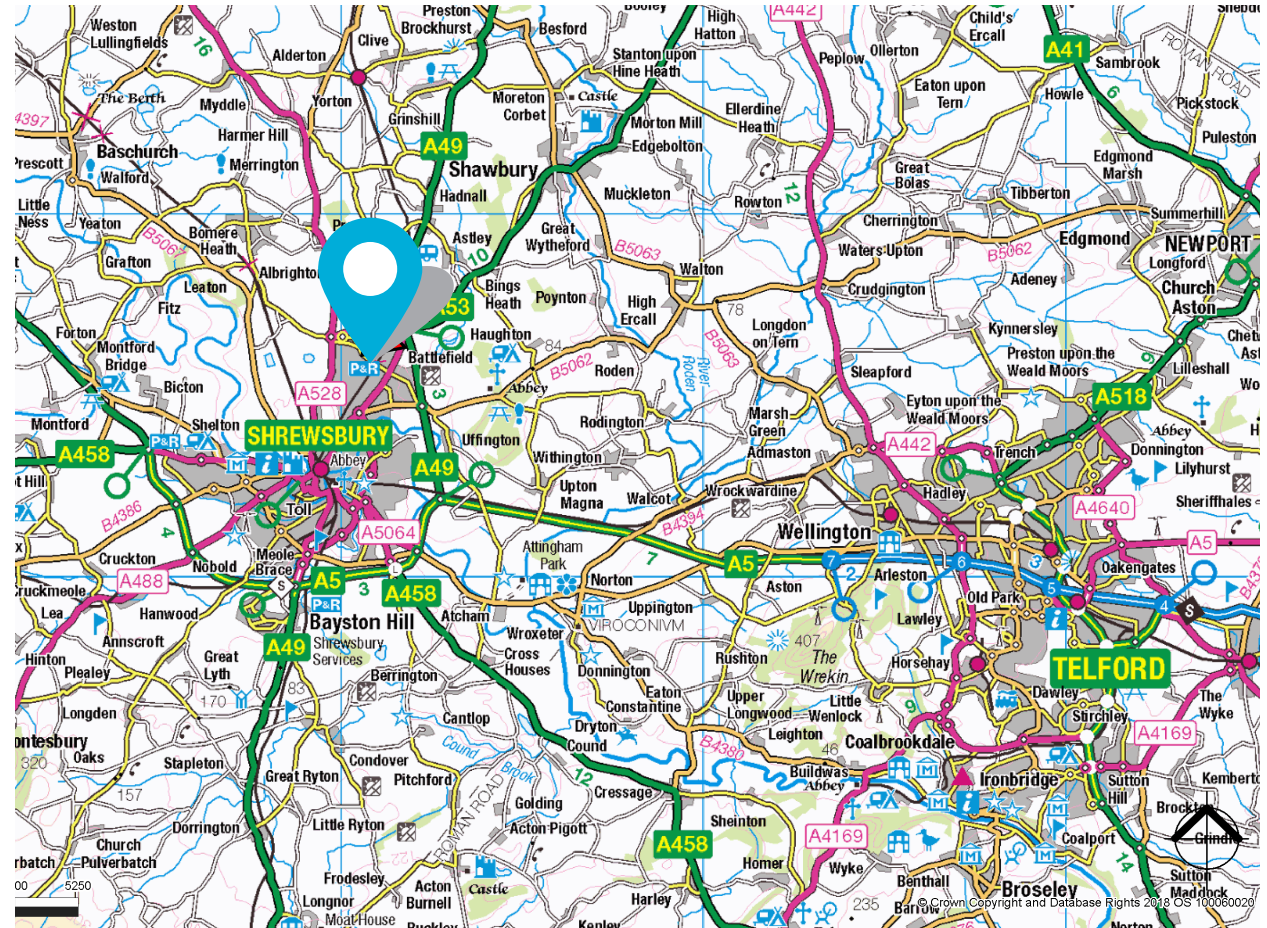
The property is located in area of mixed development with surrounding occupiers including car dealerships, trade counter units, other roadside occupiers as well as properties in general commercial use.

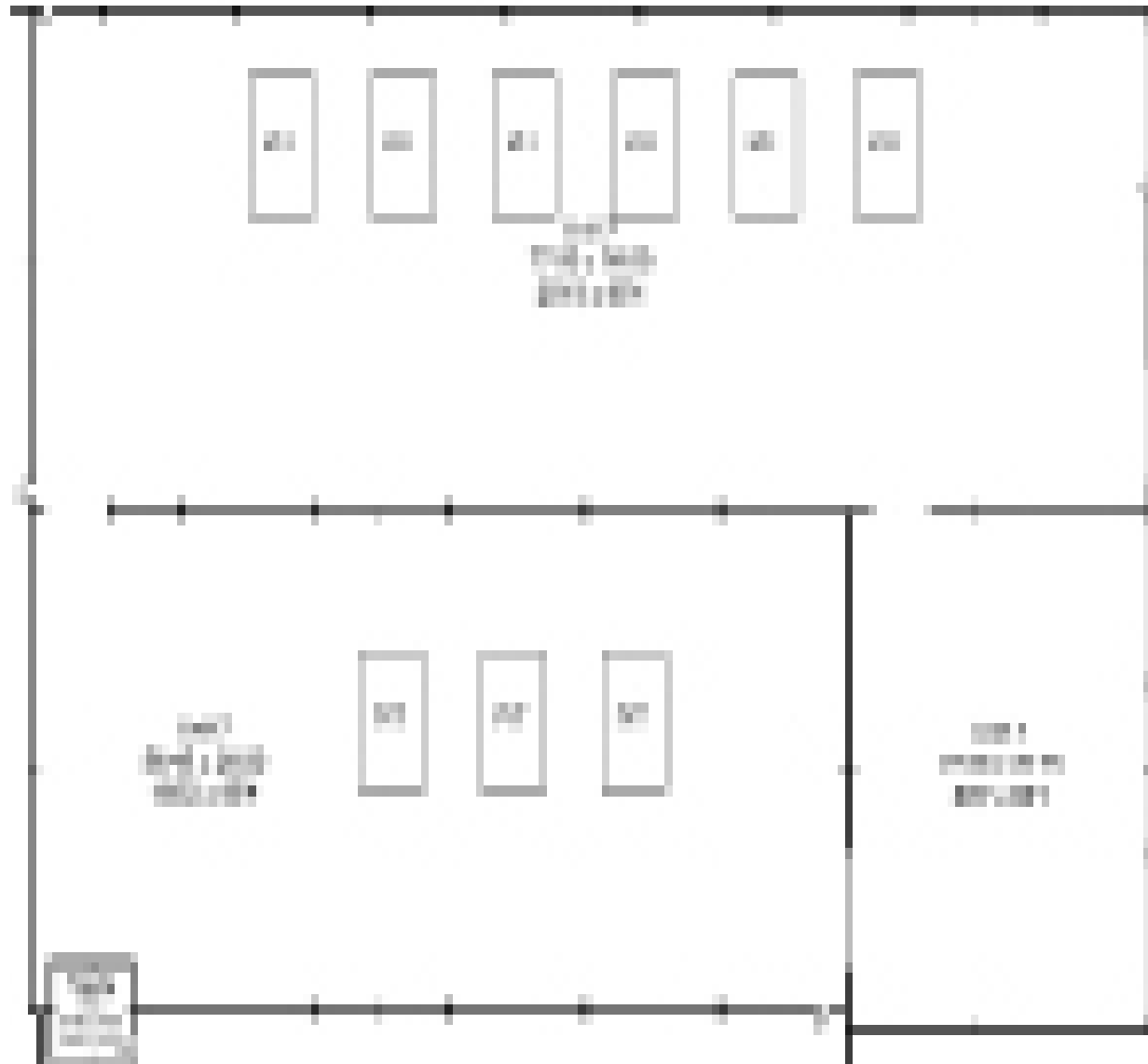
The surrounding occupiers to the site include the VW Car dealership, Ford Furrows Car Dealership and Plumb Center, Travis Perkins, Edmundson Electrical and the Mercedes Car Dealership, as well as the popular Longbow Close office development.

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.





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





ACCOMMODATION

(All measurements are approximate)

	SQFT	MSQ
GROSS INTERNAL FLOOR AREA	43,587	4,049
	ACRES	HECTARES
TOTAL SITE AREA	1.72	0.696

Prospective tenants should note that, subject to availability, further units maybe available to let providing a Gross Internal Floor Area of up to 144,143 ft sq (13,390 m sq)







## 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.

## RENT

£218,000 (Exclusive) per annum paid quarterly in advance by standing order

## 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.

## TENURE

The property is offered to let on a new lease for a length of term by negotiation on Tenants Full Repairing and Insuring Terms (subject to service charge provisions) with rent reviews at 3 or 5 year terms. Further details available from the letting agents on request.

## 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 for 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 letting agents.

For more information or to arrange a viewing please contact:



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