



**Warehouse with Offices, Leasowes Business Park,
Cressage Avenue, Shrewsbury, SY5 6AF**

£1,975 pcm
(exclusive)

- Gross Internal Area approx. 6,773 sq ft (629 m²).
- Located a short distance from Shrewsbury, the county town and administrative centre of Shropshire with a population of roughly 80,000 and a catchment extending into Wales.
- Suitable for a variety of commercial uses, subject to the required statutory consents.
- The demise is comprised of warehouse, mezzanine, retail and self contained office elements and so is capable of sub-division for ultimate flexibility.
- Located at Leasowes Business Park in Cressage, just off the A458, providing easy access to Shrewsbury, Telford and Bridgnorth.
- Includes office accommodation at first floor level ideally suited as an ancillary element to the main workshop.



For further information, contact:
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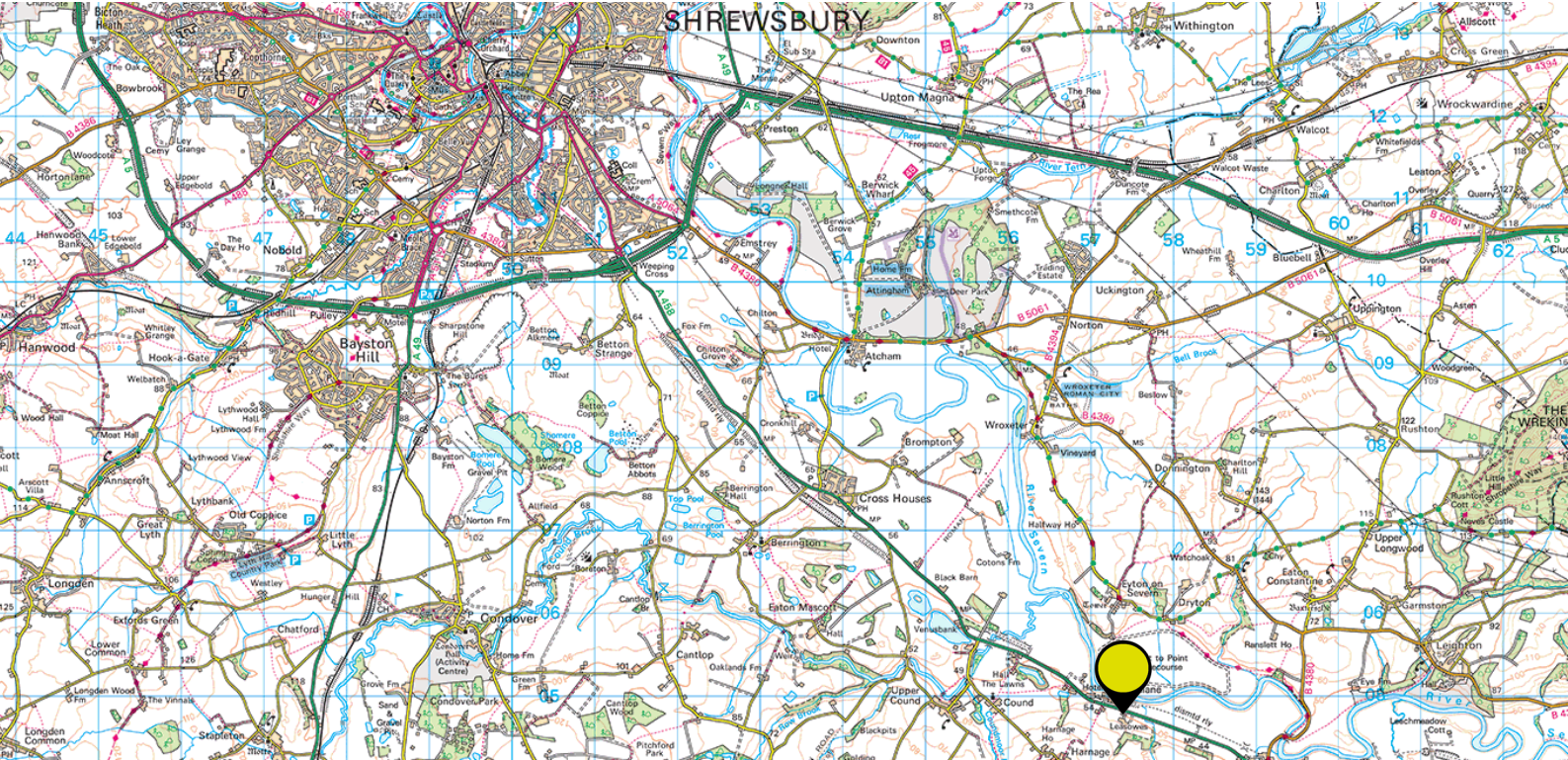
Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a net internal floor area basis).

Floor	Description	Size (sq ft)	Size (m ²)
Ground Floor	Workshop	4,362	405
First Floor	Storage/Offices	2,411	224
Total		6,773	629

➤ **Rateable Value** To be reassessed
(1st April 2023)

➤ **EPC** To be reassessed



Planning

The premises are understood to have an existing use for Class E purposes. Other uses may be considered. Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent.

Costs

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

Deposit

A deposit may be required.

Fixtures and Fittings

All items usually classed as the Tenants Fixtures and Fittings and not mentioned in these particulars are excluded from the Letting.

Services

All mains services are understood to be available subject to connection charges by the utility companies.

References

The successful applicant will typically need to provide satisfactory references/company trading accounts.

Local Authority

Shropshire Council
The Shirehall,
Abbey Foregate
Shrewsbury
SY2 6ND

0345 678 9000



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