

Plot 5B Greenhills, Vanguard Way,  
Battlefield Enterprise Park, Shrewsbury, SY1 3TG\*

Sale Price From: £625,000+VAT

**For Sale / To Let**

Subject to contract - \*Postcode to be confirmed



**New Industrial Units For Sale/To Let**

**Adjacent to Shropshire Council Food Enterprise Centre**

**To be Built to occupiers' requirements on a forward sale basis**

**(Lettings considered)**

**Geographically well located and with good access to M54, A5 and A49**

**Unit sizes: from 465 sq m (5,000 sq ft)**

## DESCRIPTION

Plot 5B 0.65 ha (1.6 acres) To be developed by the landowners in partnership with Shropshire Council as individual units from 465 sq m (5,000 sq ft) to 2,300 sq m (24,756 sq ft) suitable for the food/drink sector.

Guide price £625,000/may rent from £32,500 per annum.

- Shell units with provision for toilets, offices, mezzanine, production and storage facilities to occupier's choice.
- Fit out at additional cost dependent on specification required.
- EPC to be confirmed upon construction completion.
- All main services available (subject to utility company requirements). Generous drainage provision can be fitted to encompass food sector wash down needs. Three phase power.

The proposed development comprises a range of units to be built as a single block and divided into individual industrial/warehouse premises to suit occupier's requirements. Being located adjacent to Shropshire Council's successful Food Enterprise Centre the scheme is considered to be of interest to food sector concerns but also to other types of occupier within Town Planning use class E, B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) use classes will be considered.

## SITUATION

The development is located fronting Vanguard Way, between the Food Enterprise Centre and the Veolia Waste Transfer complex. A range of other commercial concerns including Travis Perkins Group, Mercedes dealership, Evans Halshaw, etc. are in close proximity. Battlefield Enterprise Park is the main commercial/industrial area of Shrewsbury with good access to the A49 and A5 Trunk roads. Shrewsbury town centre 2 miles; Telford 15 miles (via M54); Chester 50 miles; Birmingham 55 miles.

## TENURE

The units are offered on a freehold vacant possession basis by way of forward sale agreement. Long term lettings (15 years minimum) would be considered

- Occupation date to be arranged, subject to planning consents, construction schedule and exchange of contracts. Please note that the lead-in time for unit delivery is a minimum of 12 months from agreeing terms.

This site is available for larger scale industrial development for owner occupiers. The asset managers acting on behalf of a Major Pension Fund are able to offer purpose-built accommodation on a design and build basis either to lease or purchase.

Development is subject to planning permission (including any requirements taking into account the nearby Historic Battlefield) and customer status/covenant.

## BUSINESS SUPPORT

The developers are working with Shropshire Council Economic Development team based at the adjoining Food Enterprise Centre who can provide a range of advice for food sector concerns wishing to expand from the Centre or alternatively as new inward investment.

For initial details, please contact the selling agents.



## ENERGY PERFORMANCE CERTIFICATE

To be assessed.

This will be produced upon completion of the units.

## RATING ASSESSMENT

To be assessed.

## LOCAL AUTHORITY

Shropshire Council

The Shirehall

Abbey Foregate

Shrewsbury

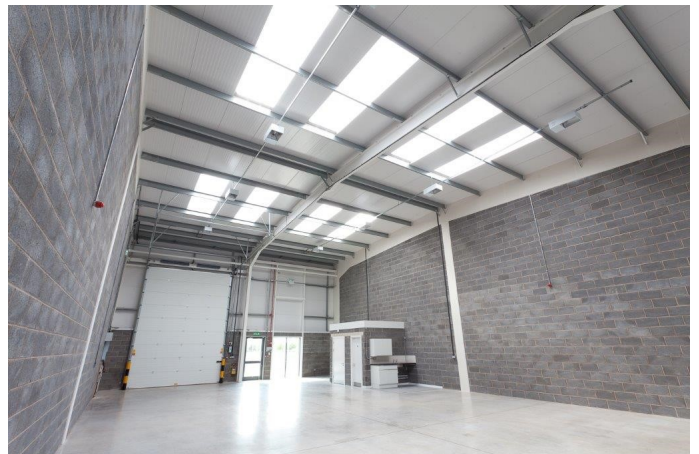
SY2 6ND 0345 678 9000

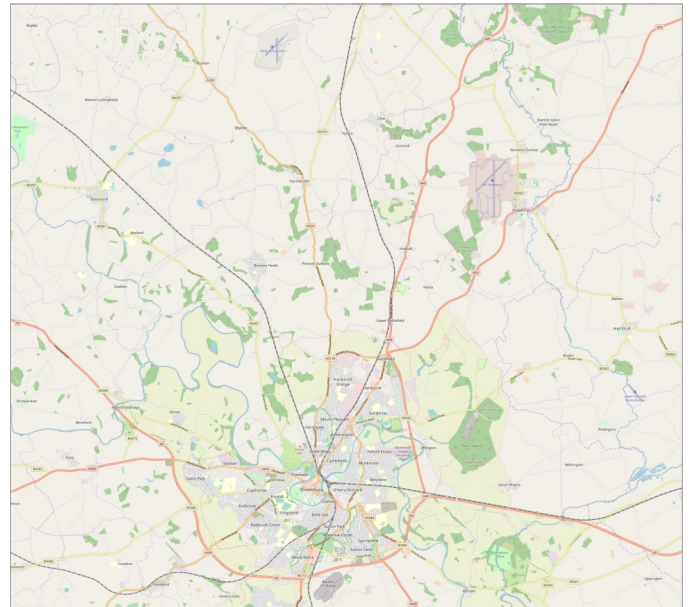
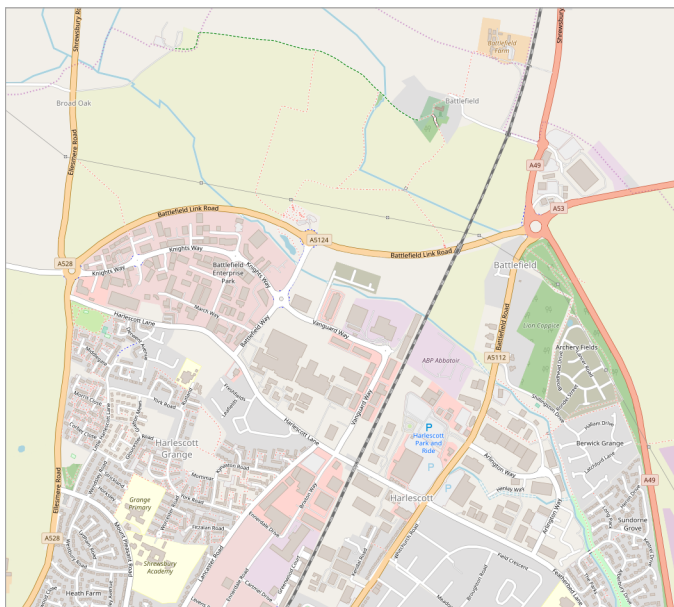
## FURTHER INFORMATION

For further information contact Cooper Green Pooks – Charles Howell [cth@cgpooks.co.uk](mailto:cth@cgpooks.co.uk)

or Alessio Dyfnallt [ad@cgpooks.co.uk](mailto:ad@cgpooks.co.uk) 01743 276666

## Examples of similar buildings





Reproduced from the Ordnance Survey Map containing Ordnance Survey data © Crown copyright and database right 2010-12. With the permission of © OpenStreetMap contributors. OpenStreetMap<sup>®</sup> is *open data*, licensed under the Open Data Commons Open Database License (ODbL) by the OpenStreetMap Foundation (OSMF). Data is available under the Open Database Licence, and the cartography is licensed as CC BY-SA and may be found at <https://www.openstreetmap.org/copyright>.

**IMPORTANT NOTICE:** Cooper Green Pools for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pools has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.