

TO LET

Unit 4, Radfords Field Industrial Estate,
Maesbury Road, Oswestry, Shropshire
SY10 8RA

Halls¹⁸⁴⁵

COMMERCIAL



COMMERCIAL BUSINESS UNIT

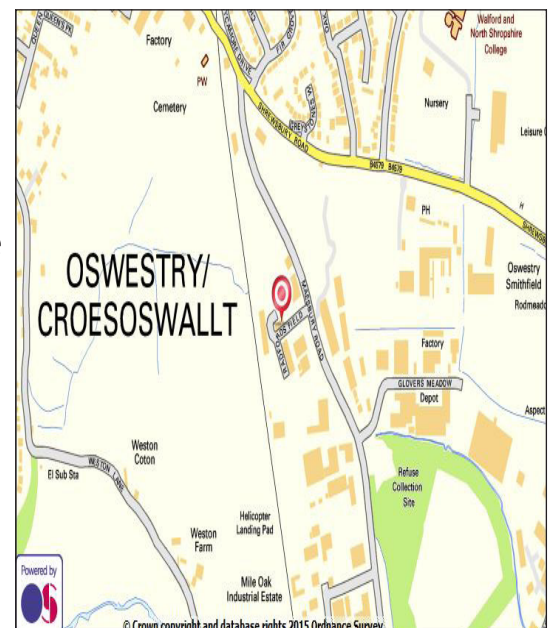
Total Gross Internal Floor Area of approximately 2,461 sq ft
(224.47 sq m)

Forming part of popular commercial estate in Oswestry's principle
industrial location

Designated parking spaces, communal car park and landscaped
areas

3-phase electricity supply

Rent £13,000 per annum (exclusive)



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LOCATION

The premises form part of Radfords Field Industrial Estate, which is located on the southern outskirts of Oswestry, just off Maesbury Road and within easy access of the A5 and the A483.

Radfords Field Industrial Estate forms part of the principle established industrial estate for the town of Oswestry, with Maesbury Road being the main spine road linking the A483 with the town centre.

DESCRIPTION

The property comprises a commercial/business unit of 2,461 sq ft (224.43 sq m).

The unit contains an office, workshop area and WC, and can be accessed via a goods loading door to the production area or separate personnel doors.

The unit has a 3-phase electricity supply, designated parking spaces, communal car park and landscaped areas.

ACCOMMODATION

(All measurements are approximate only)

2,461 sq ft 224.43 sq m

RENT

Rent: £13,000 (thirteen thousand pounds) per annum (exclusive), payable quarterly in advance by standing order.

RATEABLE VALUE

We have made non-verbal enquiries to the local authority and have been advised as follows:

Rateable Value: £10,750
Rates Payable: £5,009.50

Please note: business rates payable reflect the government's current policy on small business rates relief. We cannot guarantee that this relief will continue indefinitely.

Prospective tenants should make their own enquiries to the Local Authority.

EPC

To order.

LEGAL COSTS

Each party is to be responsible for their own legal fees in respect of this transaction.

VAT

We understand that the property is currently elected for VAT.
All prices and figures are quoted exclusive of VAT.

SERVICES

(Not tested at the time of our inspection.)
We understand that mains water, drainage and electricity are connected to the property. We have not tested any services on site and prospective tenants should make their own enquiries.

FINANCIAL ACT 1989

Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction. We understand that the property is currently elected for VAT. All figures in these particulars are quoted exclusive of VAT.

PLANNING

Interested parties are advised to make their own enquiries to the local authority. We understand that the building has consent for B1, B2 and B8 uses within the Town and Country Use Classes Order 1987.

TENURE

The unit is available on a Tenant's Full Repairing and Insuring Term subject to service charge provisions.

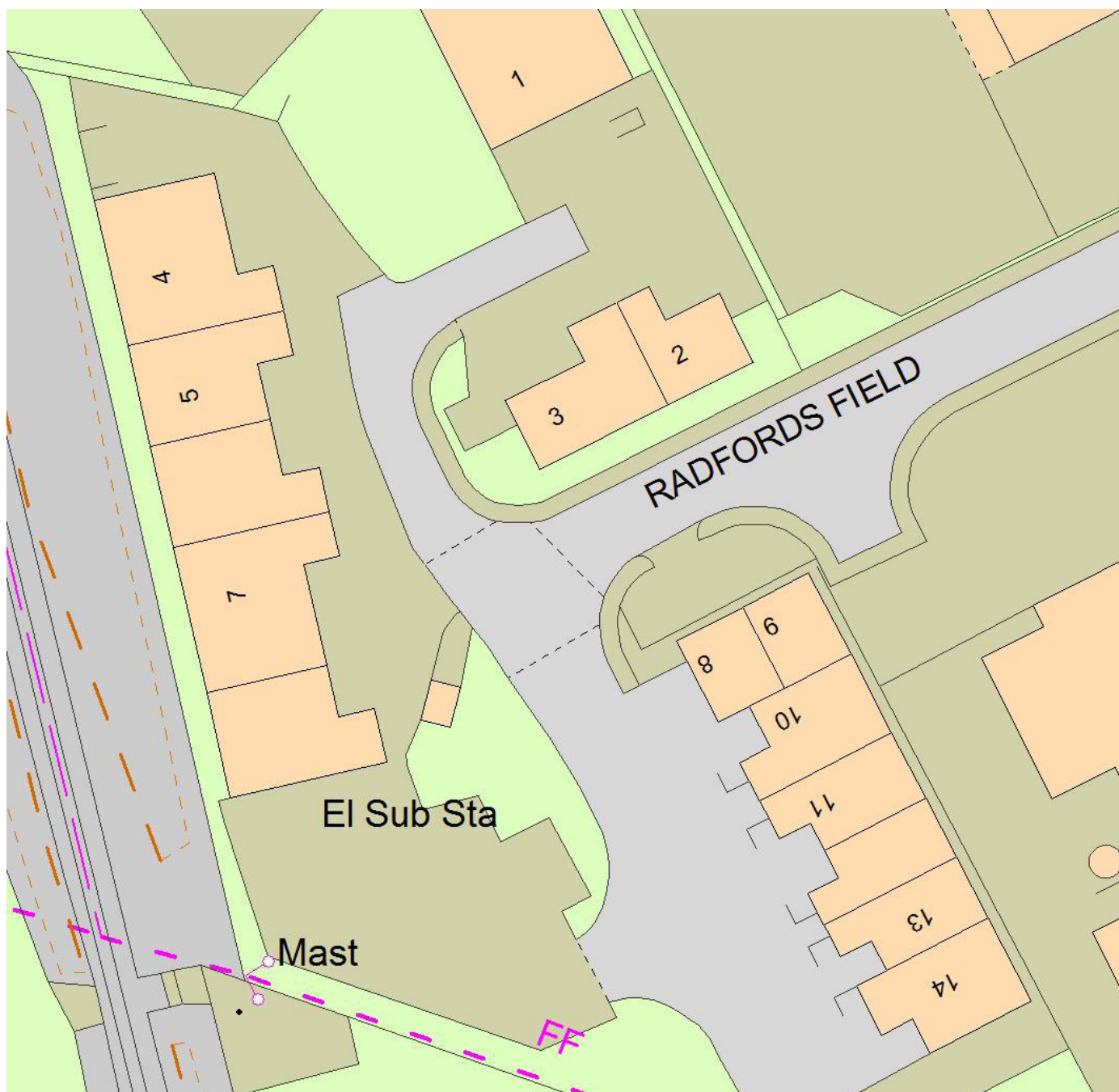
LOCAL AUTHORITY

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



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VIEWING

Strictly by prior appointment with the letting agents:

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Rebecca Welch

E: rebeccaw@hallsgb.com

Huw Bevan

E: huwb@hallsgb.com

T: 01743 450700

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