

**COOPER
GREEN
POOKS**

Greenhills, Vanguard Way,
Battlefield Enterprise Park, Shrewsbury, SY1 3TG*

Sale Price Units from: £715,000+VAT

For Sale / To Let

Subject to contract - *Postcode to be confirmed



Quality Industrial Units For Sale/To Let

**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)

PLOTS AVAILABLE

Plot 1	Sold and developed as a new Mercedes dealership/showroom complex.
Plot 2A	Sold and under construction to be a new SEAT car showroom.
Plot 2B	Approx. 0.23ha (0.56acre) to be built as a single unit of 524 sq m (5,650 sq ft). For Sale £715,000+VAT/To Let: POA
Plot 3A	Approx. 0.6ha (1.5 acre) to be developed with Plot 2 or alternatively to be built as a single unit of c.1,400 sq m (15,070 sq ft). For Sale £1,650,000+VAT/may rent.
Plot 3B	Sold and developed as a new Evans Halshaw vehicle service centre.
Plot 4	Approx. 2.10ha (5.2 acres) this could be developed as a single unit of 4,000 sq m (43,056 sq ft) subject to forward sale. Price from £4,750,000+VAT or pre-let agreement on a rent POA.
Plot 5A	This has been developed for Shropshire Council as a food and drink industry business incubation centre providing starter/research facilities for small companies.
Plot 5B	0.65 ha (1.6 acres) To be developed by the landowners in partnership with Shropshire Council as individual units from 1,665 sq m (18,000 sq ft) to 2,300 sq m (24,756 sq ft) suitable for the food/drink sector. Guide rent from £32,500 per annum/may sell from £625,000+VAT
Plots 10/11	To be developed following environmental investigations.

DETAILS

- 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.
- 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.

Prices and rents will depend on individual specifications but freehold or leasehold (minimum 15 years) options are available. Development is subject to planning permission (including any requirements taking into account the nearby Historic Battlefield) and customer status/covenant.

Freehold land sales may be considered – further details upon request.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

This will be produced upon completion of the units.

RATING ASSESSMENT

To be assessed.

DEPOSIT

A deposit equivalent to 3 to 6 month rent may be required.

REFERENCES

Where applicable, the successful applicant will need to provide satisfactory references/company trading accounts.

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.

ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

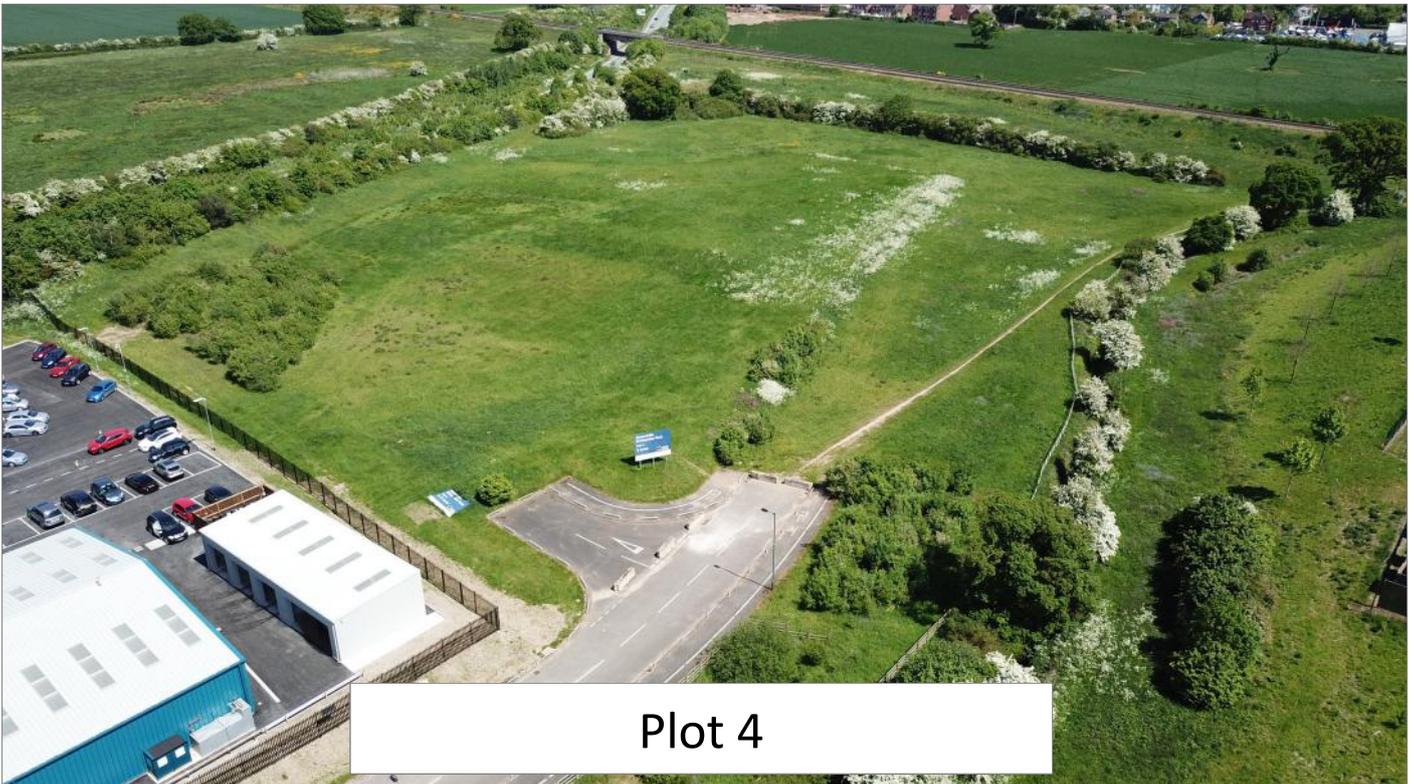
To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND 0345 678 9000

FURTHER INFORMATION

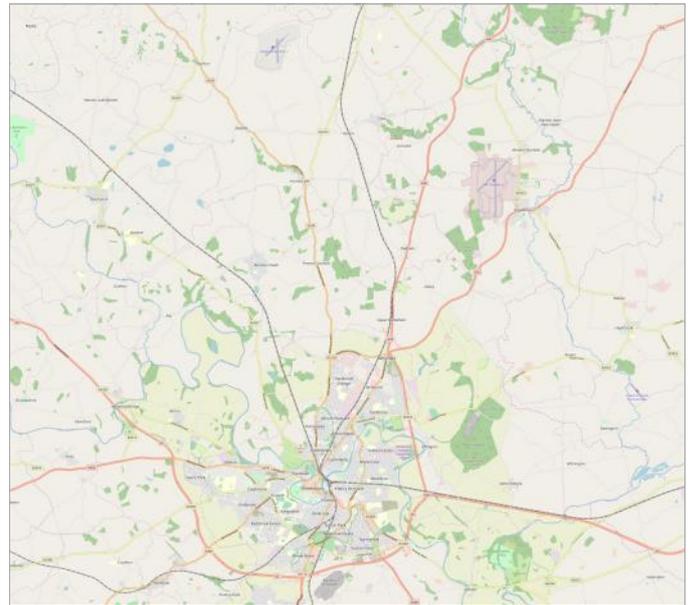
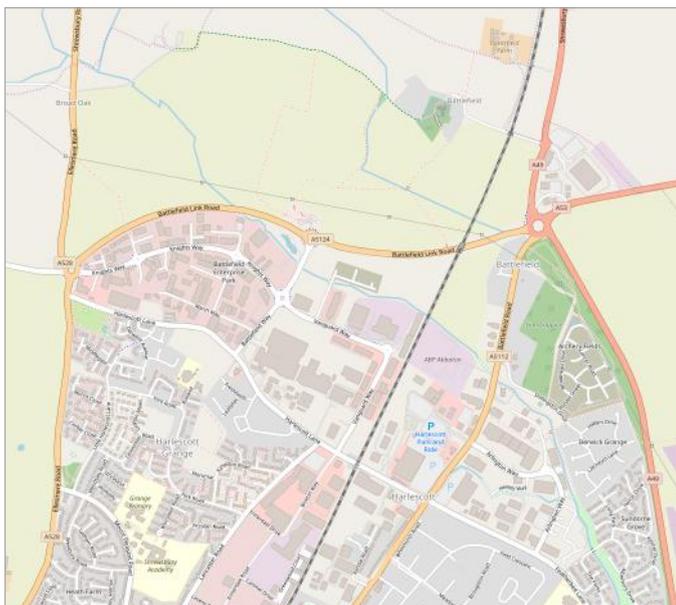
For further information contact Cooper Green Pooks – Charles Howell cth@cgpooks.co.uk
or Alessio Dyfnallt ad@cgpooks.co.uk 01743 276666



Plot 4



Examples of similar buildings



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