

# TO LET

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## UNIT 10, BRYN Y PLENTYN FARM OSWESTRY, SHROPSHIRE, SY11 4LP

**INDUSTRIAL/WAREHOUSE  
UNIT**

**1,728—3,785 SQ FT  
(161— 352 SQ M)**

**CAN BE SPLIT**





## LOCATION

Bryn Y Plentyn Farm is located off the A5 which leads to Shrewsbury as well as the A483 which leads to Wrexham in the north. The property is situated close to the A495 which leads onto Whitchurch approximately 18.7 miles to the west.

## DESCRIPTION

The property is constructed of a steel portal frame with concrete floors, clad in a mixture of brick and metal sheet cladding to the elevations. The roof is of a tin construction, while the unit benefits from 3 phase electricity and fluorescent tube lighting.

Servicing is via two electric roller shutter doors.

## ACCOMMODATION

The Unit has been measured in accordance with the RICS Code Of Measuring Practice 6th Edition and has the following gross Internal areas:

10A	160.56 sq m	1,728 sq ft
10B	191.06 sq m	2,057 sq ft
Total	352 sq m	3,785 sq ft

## TERMS

10A	£6,050 per annum
10B	£7,200 per annum

## BUSINESS RATES

The unit is to be re-assessed for Business Rates, we advised that you contact Shropshire County Council.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available and can be supplied upon request.

## LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

## VAT

The property will be liable for VAT at the prevailing rate.

## VIEWINGS

Viewing are by appointment with the sole agents Legat Owen:

Tom Cooley—tomcooley@legatowen.co.uk  
07538 840453

