

Offices: 41 sq m (441 sq ft)  
Additional store: 31.9 sq m (343 sq ft)



Unit C Aston Road Business Park, Aston Road,  
Wem SY4 5BA

To Let

- 41 sq m (441 sq ft)
- Newly refurbished
- Perimeter trunking
- Car parking
- Edge of town location



INVESTORS IN PEOPLE



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Unit C  
Aston Road Business Park  
Aston Road  
Wem  
SY4 5BA



## Description

The property comprises self-contained, ground floor office accommodation with additional storage space on this popular business park.

The office has recently been refurbished and benefits from perimeter trunking, as well as exclusive use of a WC and kitchenette.

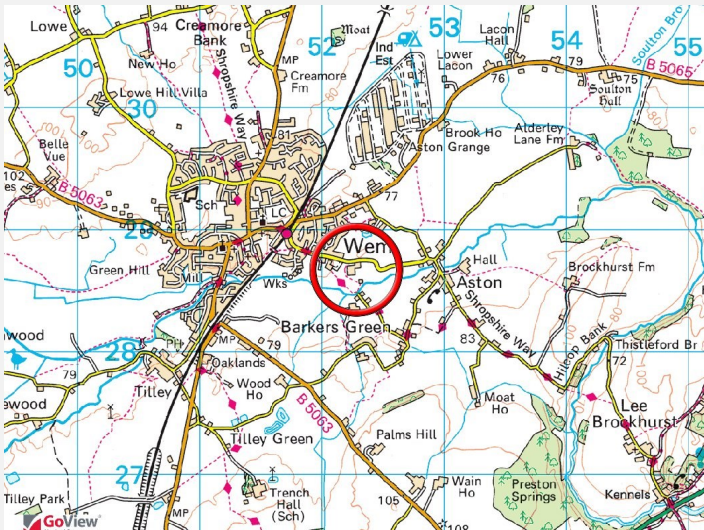
There is a loft storage area above the office space, which could be converted to further office space if required.

There is parking on site.

## Location

The property is located on the southeast side of Wem, an established market town in north Shropshire.

Wem is approximately 7 miles (11.2 km) to the north of Shrewsbury, where the A5 gives access to the M54 and the wider motorway network.



## Floor Area

The approximate net internal floor area is as follows:

Offices 41 sq m (441 sq ft)

There is an additional loft storage room of 31.9 sq m (343 sq ft). This could be converted to further office space if required.

## Rent

£5,000 per annum, exclusive of rates, service charge and VAT.

## Terms

The premises are available by way of a new FRI lease.

## Business Rates

Interested parties should make their own enquiries. We understand that the property has a rateable value of £3,250 and that the rates payable for 2019/ 2020 are £1,596.

## Energy Performance Rating

The property as a rating of D (90).

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All prices quoted will be subject to VAT.

## Viewings

Strictly by appointment via the sole agents.

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