

# Rare Light Industrial Opportunity

Unit 10 Sundorne Trade Park  
Featherbed Lane, Shrewsbury, SY1 4NS  
TO LET



**APPROXIMATELY 1,481 sq ft (137.6 sq m)**

HIGH QUALITY LIGHT INDUSTRIAL UNIT LOCATED WITHIN THE PRIME COMMERCIAL AREA OF SHREWSBURY

Suitable for a variety of different uses under Class E

**BERRYS**

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## Key Features

- 1,481 sq ft
- Modern self-contained unit
- Steel portal frame
- Roller shutter door
- Onsite parking
- Located in the Shrewsbury Battlefield Commercial Area

## Description

The property comprises a self-contained, mid-terrace industrial unit suitable for a variety of different occupiers. Other occupiers on the trade park are Techni, Days Rental, and Mr Tyres to name a few.

## Location

The property is located within the prime commercial area of Shrewsbury, just off Featherbed Lane. The surrounding property is made up of trade counter, retail warehousing, supermarkets, and car dealerships.

## Floor Area

The unit comprises approximately 1,481 sq ft.

## Services

We understand the unit has access to mains power and water.

## Rent

£14,070 per annum exclusive of VAT and other outgoings (Subject to Contract).

## Planning

We understand the unit would fall within Class E, but each party is to rely on their own investigations with the local planning authority.

## VAT

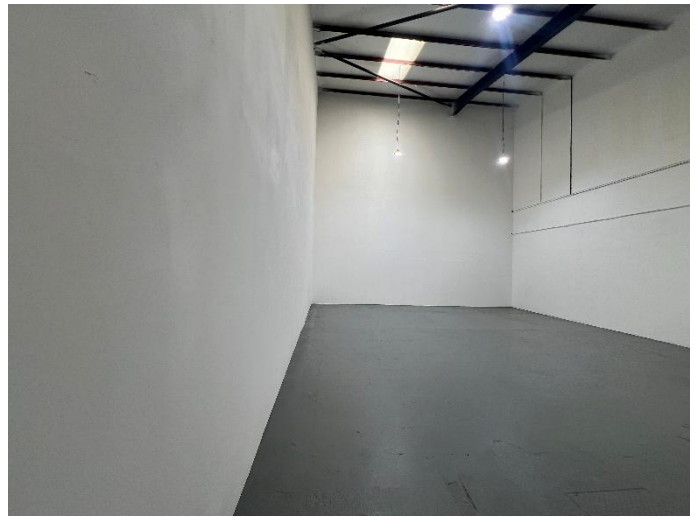
Payable on rents and service charges.

## To book a viewing, please contact:

Oliver Trumper

T: 07901 256 022 | E: [oliver.trumper@berrys.uk.com](mailto:oliver.trumper@berrys.uk.com)

A: Beech House, Anchorage Avenue, Shrewsbury Business Park,  
Shrewsbury, SY2 6FG



## Business Rates

The Tenant is to be responsible to pay their own business rates.

## Service Charge

There will be a separate service charge towards the maintenance and repairs including grounds maintenance.

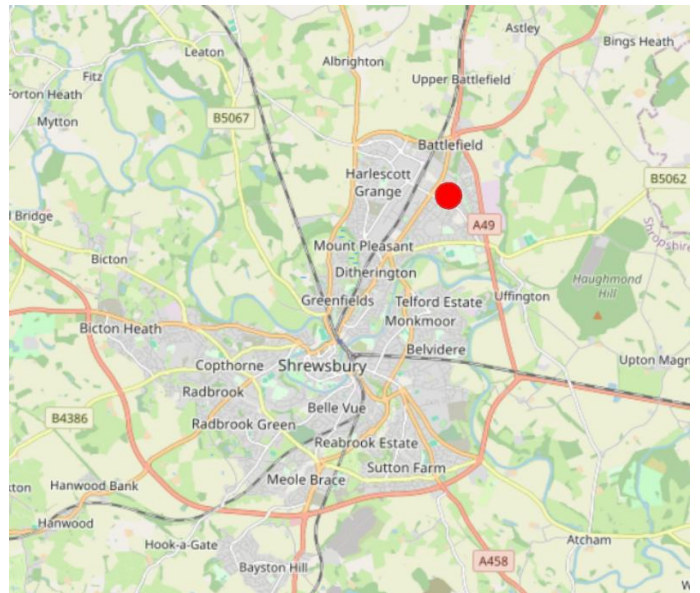
## Directions

Shrewsbury Town Centre – 3 miles

A5 – 2.4 miles

M54 – 9.2 miles

Telford – 13.2 miles



Ref: SA54295

## Important Notice

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