



Units 2 & 3 St Kenelm Business Park,
Longden Road, Shrewsbury, Shropshire, SY3 9PU

Rent: From £38,500 per annum (Exclusive)

To Let

Subject to contract



New Factory/Warehouse Units To Let

Yard Area

Vehicle Parking Provision - 20 Spaces Per Unit

Unit Sizes 510 sq m (5,500 sq ft) up to 1,020 sq m (11,000 sq ft)

DESCRIPTION

The development comprises a block of three newly built industrial/commercial units with associated yard. Subject to town planning and other consents the units are suitable for factory/warehousing, trade counter, offices or other purposes.

SITUATION

The site is located in an established position amongst a range of commercial occupiers including Shropshire Council Highways Depot; Arrow County Supplies; Buildbase; Nuffield Hospital etc. Opposite the site there is a new housing development. Shrewsbury town centre is about 1.5 miles away. Shrewsbury is the county town of Shropshire with a borough population of about 90,000. Birmingham 52 miles; Chester 55 miles distant.

ACCOMMODATION

(All measurements are approximate and in accordance with the RICS Code of Measuring Practice)

The site has a total area of about 5140 sq m (1.27 acres). The scheme is arranged as three units of portal steel frame construction with proprietary steel cladding panels to the roofs and elevations. 6.5 metres eaves height, sectional insulated electrically operated full height roller shutter door per unit, separate pedestrian and fire exit doors. Foul drainage outlets for ladies and gents toilets (including disabled facility). Concrete internal floor slab, minimum 30kn/sq m imposed loading.

There is provision for an occupier to install a mezzanine floor if required. There is also space for a storage compound (Unit 3), vehicle parking (12 customers/8 staff per unit), and turning area all bounded by security fencing. Units 2 and 3 can be combined as one.

PRICE/AVAILABILITY

Unit 1	510 sq m (5,500 sq ft)	Let to Screwfix
Unit 2	510 sq m (5,500 sq ft)	To Let Rent: £38,500 per annum exclusive
Unit 3	510 sq m (5,500 sq ft) (plus storage compound)	To Let Rent: £39,950 per annum exclusive

TENURE

The units are available on new leases to be of 15 years on tenant's full repairing and insuring basis having upward only rent reviews every 5 years. Tenant's only break clause at the end of the 10th year.

The access off Longden Road is shared with the adjoining occupiers (Arrow County Supplies/Shropshire Council). Part of the site is occupied by an electricity sub-station for which occasional access is required by Central Networks. There will be a modest service charge to cover ongoing maintenance of common areas including car parking, delivery yard and landscaping.

DEVELOPERS

This is a development by St Kenelm Properties Plc in conjunction with MDN Properties Limited. The Project Managers are MacMullen Associates Limited.

COSTS

Each party is to pay their own legal and surveyors' costs in respect of the transaction.

SERVICES

All main services are understood to be available subject to connection by the utility companies including three phase power (50kva).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating: A (25)

RATING ASSESSMENT

To be assessed.

TOWN PLANNING/USE

The units have planning consent for employment purposes within Classes B1 and B8 of the Town and Country Planning Use for Classes Order 1987. Prospective occupiers are recommended to take the appropriate professional advice concerning their proposed use.

LOCAL AUTHORITY

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

VAT

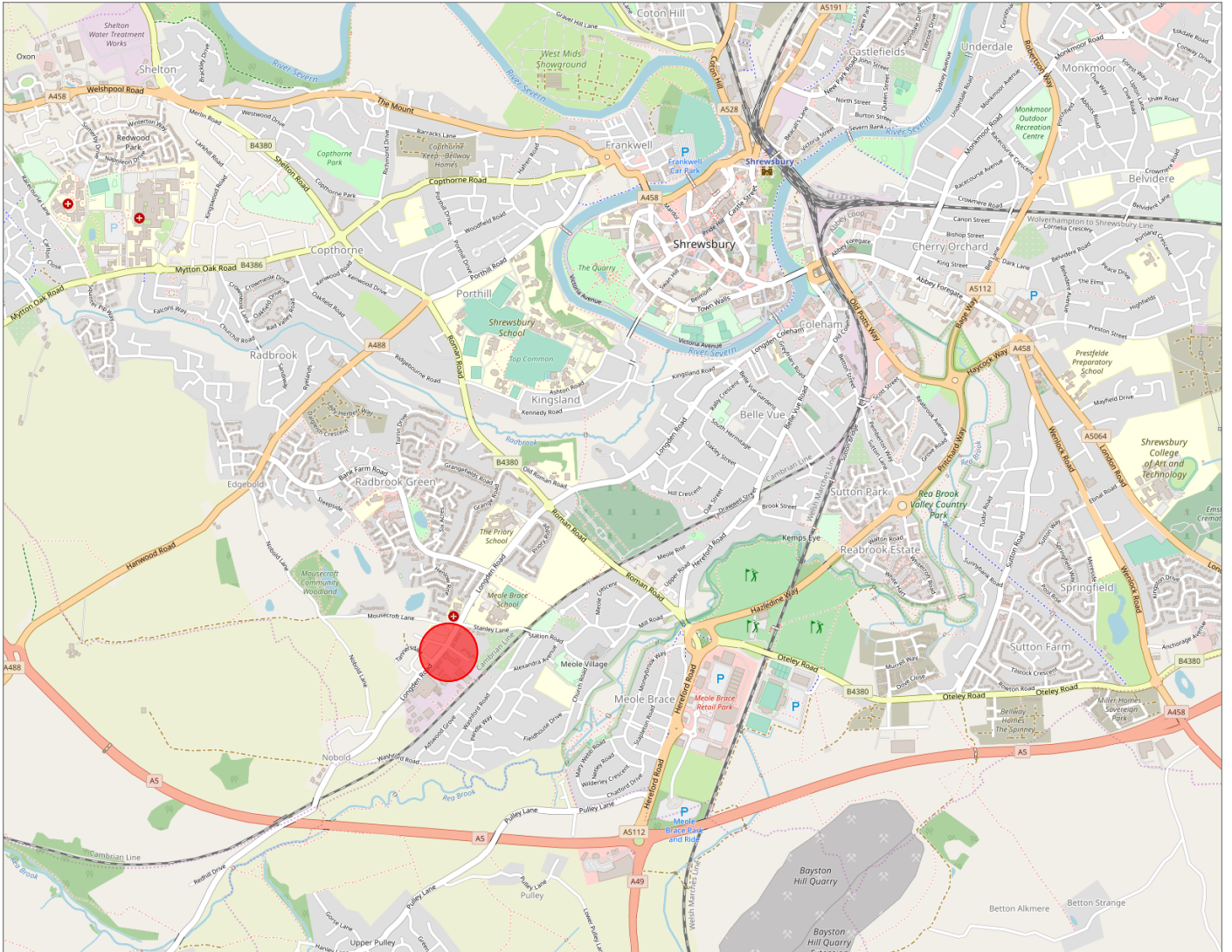
All rents and prices are exclusive of VAT at the prevailing rate. The developers have elected to charge VAT on the rent.

VIEWING

By arrangement with Cooper Green Pooks – ask for Charles Howell cth@cgpooks.co.uk
or Lizzy McNally elizabethmcnally@cgpooks.co.uk 01743 276666

Site Plan - Reference Only, Not To Scale





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