

Offices with Storage  
Up to 464sq m (5,000 sq ft)

**AITCHISON  
RAFFETY**



Bay 4 Aston Road Business Park, Aston Road,  
Wem SY4 5BA

**To Let**

- Up to 344 sq m (3,706 sq ft) storage
- 120 sq m (1,294 sq ft) character offices
- Car parking
- Edge of town location



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T: 07908 425525

Email: [rebecca.welch@argroup.co.uk](mailto:rebecca.welch@argroup.co.uk)

[www.argroup.co.uk](http://www.argroup.co.uk)

Edmund House, 12-22 Newhall Street, Birmingham, B3 3AS

Bay 4  
Aston Road Business Park  
Aston Road  
Wem  
SY4 5BA



## Description

The property comprises first floor storage accommodation with lift access, together with second floor, open plan office accommodation, also with lift access, set within a character, period building.

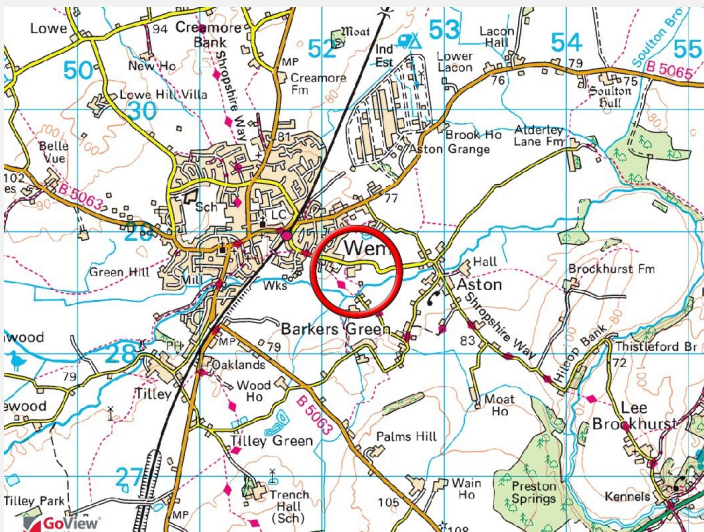
A total of 464 sq m (5,000 sq ft) is available and can be subdivided as required. The space can be fitted out to suit specific requirements and will have kitchen/ WC facilities.

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 gross internal floor area is as follows:

First Floor Stores	344 sq m (3,706 sq ft)
Second Floor Offices	120 sq m (1,294 sq ft)
Total Area	464 sq m (5,000 sq ft)

## Rent

From £3.50 per sq ft 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 yet to be assessed for rating purposes.

## Energy Performance Rating

Available upon request from the sole agents.

## 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.

### IMPORTANCE NOTICE

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