

FOR SALE

UNIT 4, THE OAKS BUSINESS PARK,
KNIGHTS WAY, SHREWSBURY,
SHROPSHIRE SY1 3AB

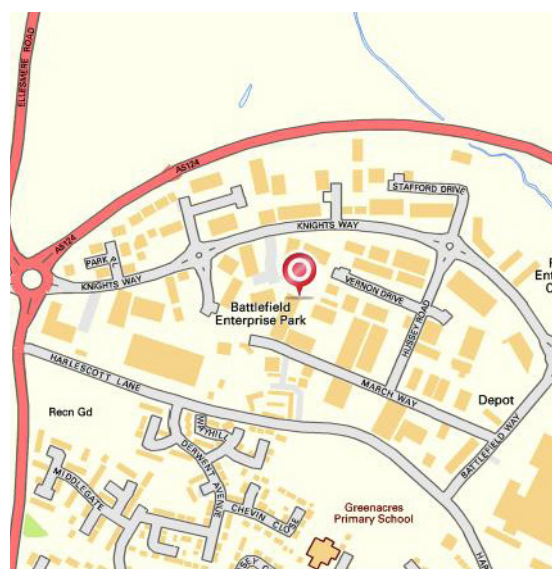
Halls¹⁸⁴⁵

COMMERCIAL



- A high quality commercial unit of 9,514 sq ft (883.85 sq m)
- Forming part of the established favoured commercial quarter of Shrewsbury

Price: Offers in the region of £399,950 (exclusive)



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01743 450 700

LOCATION

The property is prominently situated fronting onto Knights Way in the established commercial quarter of Battlefield Enterprise Park. The property is located fronting onto Knights Way, which is the main spinal road serving Battlefield Enterprise Park and is within easy reach of the M54 (A5) link road, providing easy access to the national road network. The surrounding occupiers include Audi, T J Vickers Car Dealership and Alan Ward Furnishings.

DESCRIPTION

The property comprises high quality commercial/business unit currently providing a Total Gross Internal Floor Area of approximately 5,000 ft sq (464.47 m sq) on the ground floor, with a mezzanine floor providing a Total Gross Internal Floor Area of approximately 4,514 ft sq (419.38 m sq).

Internally the property benefits from some provision of office and welfare facilities, but is mostly arranged to provide open plan warehouse and business space.

The property has an eaves height to the main structure of the property of 7 metres. The property is of steel portal framework clad in profile sheeting and benefitting from full height up and over doors to the front elevation of the property.

Externally the unit benefits from a generously sized car park and service forecourt area, which is accessed directly from Knights Way via a shared access.

The quality of the building can only be fully appreciated by undertaking an internal inspection of the property.

The property would lend itself to a variety of commercial uses.

ACCOMMODATION

(All measurements are approximate)

Total Gross Internal Ground Floor Area: 5,000 ft sq (464.47 m sq)

Total Gross Internal Mezzanine Floor Area: 4,514 ft sq (419.38 m sq)

PLANNING

Prospective purchasers should make their own enquiries to the local authority.

The premises is understood to benefit from Use Class B8 of The Town & Country Use Classes Order 1987. The property is located in the employment area of Shrewsbury.

The premises lend themselves to a variety of potential commercial uses.

GUIDE PRICE

The asking price is £399,950 (three hundred and ninety nine thousand, nine hundred and fifty pounds) (exclusive).

SERVICES

(Not tested at the time of our inspection)

It is understood that all mains services are connected to the property.

TENURE

The property is offered for sale on a long leasehold basis with a 999 year lease at a peppercorn rent with vacant possession.

Further details are available from the selling agents upon request.

RATEABLE VALUE

The property will need to be assessed for rating purposes.

Further details are available from the selling agents.

EPC

To Order.

VAT

The property is understood to be elected for VAT.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs in relation to the granting of the lease.

FINANCIAL ACT 1989

Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction. It is understood that the property is not elected for VAT. All figures in these particulars are correct at the time of printing.

VIEWING

Strictly by prior arrangement with the Agents. For more information or to arrange a viewing please contact:

James Evans

E: james.evans@hallsgb.com

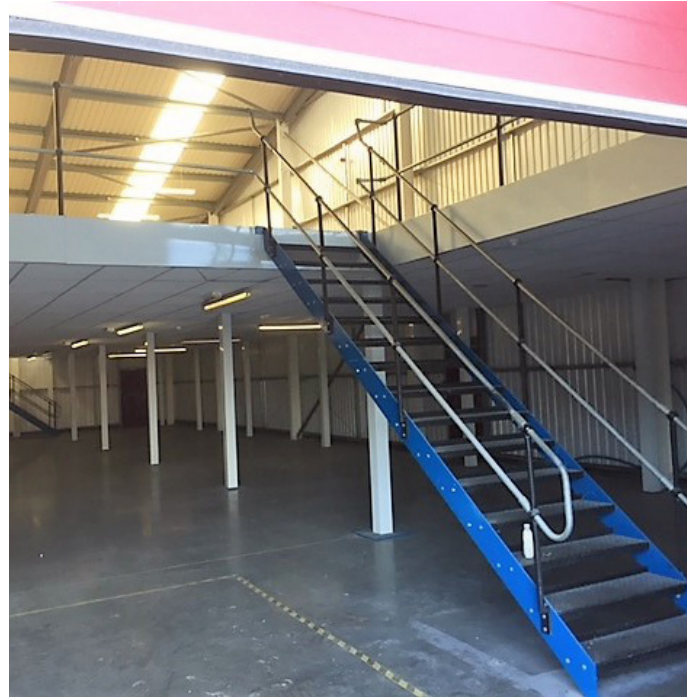
Rebecca Welch

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