

TO LET

TSR

TOWLER SHAW ROBERTS

DETACHED STORAGE UNIT WITH LARGE COMPOUND AVAILABLE ON FLEXIBLE TERMS



STORAGE BUILDING

NOBOLD

NR SHREWSBURY

SHROPSHIRE

SY5 8NJ

- Steel portal frame storage unit with front roller shutter door and secure external yard area.
- Versatile open plan accommodation extending to approx. 2,262 sqft (210 sqm) with 5.6m eaves height.
- Occupying a convenient location on the outskirts of Shrewsbury close to the main road network.
- Available To Let on flexible lease terms.
- Rent **£8,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a convenient location in Nobold on the southern outskirts of Shrewsbury with access close to the road bridge over the A5 Shrewsbury by-pass. The property is accessed via a single partially surfaced roadway.

Shrewsbury is the historic County Town and main administrative centre of Shropshire and is located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles North West of Birmingham and 45 miles south of Chester.

Description

The premises comprise a detached single-story storage building of steel portal framed construction with profile metal sheeting to the elevations and surmounted by a pitched profile metal sheet clad roof.

The unit provides clear span storage space with an eaves height of 5.6m, concrete floor and roller shutter access door. Externally the unit benefits from a large compound area and is accessed off the main highway via a single partially surfaced roadway.

Accommodation

	sqft	sqm
Storage Unit	2,262	210.20

Services (Not Checked or Tested)

There are no services presently connected to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is available To Let on a new Tenant's full repairing and insuring Lease on flexible terms.

Rent

£8,000 per annum exclusive, payable quarterly in advance.

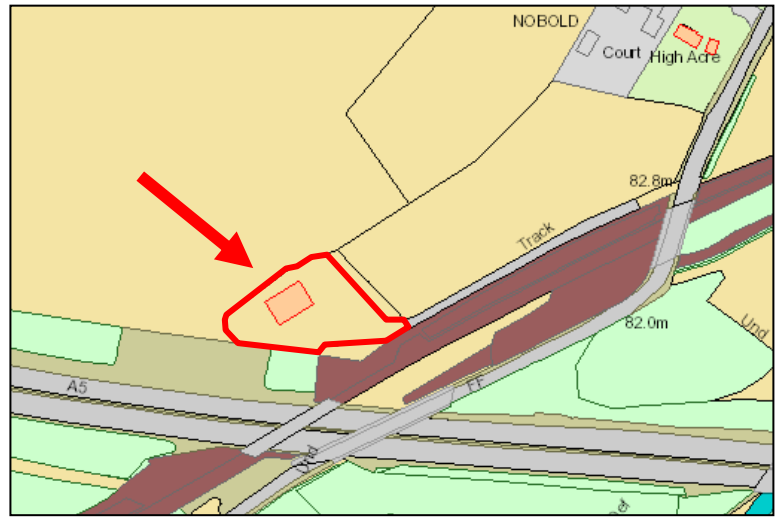
Business Rates

To be reassessed.

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority

Energy Performance Certificate

The property is classified as a low energy building and is currently exempt for EPC purposes.



For Reference Only

Scale: Not to Scale

Town Planning

Prospective Tenants are advised to make their enquiries to the Local Planning Authority regarding their intended use.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has not elected to charge VAT on the property at the present time.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000.

Legal Costs

The incoming Tenant will be responsible for the Landlord's reasonable legal costs in connection with the grant of the Lease.

Anti-Money Laundering (AML) Regulation

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by prior appointment with sole Letting Agents, Towler Shaw Roberts LLP. TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY5 7FA. Tel: 01743 243900.

March 2023

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Important Notice

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