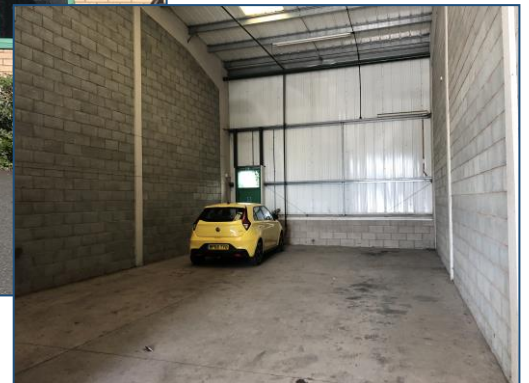


TO LET

TSR

TOWLER SHAW ROBERTS

MODERN TRADE COUNTER/WAREHOUSE PREMISES IN CONVENIENT TRADE PARK LOCATION



UNIT 3
HUSSEY ROAD
BATTLEFIELD
ENTERPRISE PARK
SHREWSBURY
SY1 3TE

- Modern mid terrace trade counter / warehouse unit extending in total to approx. 2,160 sqft (200.73 sqm) with integral offices, forecourt parking and loading facilities.
- Well-appointed accommodation incorporating integral reception, large warehouse / storage area with mezzanine offices, kitchenette and w.c.
- Sought after commercial/trade park location with easy access to the A5 bypass, A49 and M54 Motorway.
- Available To Let on a new Lease. Rent: **£12,500** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The premises occupy a prominent location fronting Hussey Road in the heart of Battlefield Enterprise Park and provides convenient access to the A5, A49 trunk roads and M54 motorway. Battlefield Enterprise Park is a fast-expanding commercial / industrial and office location and is situated approximately 3 miles north of Shrewsbury Town Centre.

Shrewsbury is the historic County Town and main administrative centre of Shropshire strategically 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 modern, mid-terraced commercial/industrial unit extending in total to approximately 2,160 sqft (200.73 sqm) including the first-floor offices. The unit is of steel portal frame construction and provides ground floor front office/reception with separate kitchenette and WC facilities with two further offices at first floor level. The adjoining warehouse is open plan having an internal eaves height of 6.5 m with front roller shutter loading door.

The premises also benefit from shared parking and loading area at the front.

Accommodation

	Sqft	Sqm
Ground Floor		
Warehouse, Office, Kitchenette & W.c. overall	1,890	175.58
First Floor		
Office 1	146	13.61
Office 2	124	11.54
Total	2,160	200.73

Services (Not Checked or Tested)

It is understood that mains water, electricity, gas and drainage services are connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The premises are available To Let on a new Tenant's full repairing and insuring lease for a minimum term of 3 years, or multiples thereof, subject to 3 yearly upward only rent reviews.

The lease is to be contracted outside the security of tenure provisions of the Landlord and Tenant act 1954.

Rent

£12,500 per annum exclusive, payable quarterly in advance.

Service Charge

There will be an estate service charge to cover the cost of lighting, maintenance and repair of the development to include landscaping, roads, boundaries etc. Further details are available from the Letting Agents upon request.

Energy Performance Rating

Energy Performance Asset Rating: D 85



For Reference purpose only

Scale: Not to Scale

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Warehouse and premises

Rateable Value - £10,750

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

Planning

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use.

Local Authority

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

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. It is understood that the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

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 appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

July 2023

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA

Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE

Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA

Tel: 01902 421216 Fax: 01902 426234

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Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."