

TO LET

TSR

TOWLER SHAW ROBERTS

WELL LOCATED WAREHOUSE/STORAGE UNIT



UNIT 3

TEGGS FARM

WATTLESBOROUGH

HALWAY HOUSE

SHREWSBURY

SHROPSHIRE, SY5 9EA

- Versatile single storey warehouse/storage unit extending to approx. 2,855 sqft (265 sqm) with secure on-site facilities.
- Large clear span area with loading access doors and eaves height of approx. 3.6 metres.
- Conveniently located adjacent to the main A458 Welshpool to Shrewsbury trunk road with good access to the main road network.
- Available To Let on flexible lease terms. Rent **£11,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The premises form part of Teggs Farm and is conveniently located adjacent to the main A458 Welshpool to Shrewsbury trunk road which provides links to North Wales and the wider West Midlands conurbation via the A5 and M54 motorway.

The property is strategically located approx. 13 miles west of Shrewsbury and 11 miles east of Welshpool and close to the village of Halfway House which supports a range of local amenities.

Description

The property comprises a semi-detached single storey warehouse/storage building of steel portal frame construction and provides versatile open plan accommodation extending in total to approx. 2,885 sqft (265 sqm) with a minimum eaves height of 3.6m.

The building has the benefit of concrete flooring, front and rear loading doors, LED lighting and on-site CCTV security.

Accommodation

| | sqft | sqm |
|--------|-------|-----|
| Unit 3 | 2,855 | 265 |

Services (Not Checked or Tested)

Mains electricity is understood to be connected/available 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 flexible terms to be agreed. Further details are available from the Letting Agents on request.

Rent

£11,000 per annum exclusive, payable monthly in advance.

Business Rates

To be assessed.

Energy Performance Certificate

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

Town Planning

Prospective Tenants are advised to make their enquiries to the Local Planning Authority as regards their proposed use.



For Reference Only

Scale: Not to Scale

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised 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

Each side is to bear its own legal costs in connection with the transaction.

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.

November 2023

TSR House

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Also at

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Also at

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Important Notice

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