

# TO LET

# TSR

TOWLER SHAW ROBERTS

## WORKSHOP/STORAGE UNIT WITHIN ESTABLISHED INDUSTRIAL ESTATE



**UNIT 13B**

**MALEHURST  
INDUSTRIAL ESTATE**

**MINSTERLEY**

**SHROPSHIRE**

**SY5 0EQ**

- Single storey workshop/storage unit extending to approx. 1,519 sqft (142.77 sqm) with car parking and loading facilities.
- Sliding loading door and concrete flooring.
- Highly sought-after location within this popular Industrial Estate situated just off the A488, approximately 9 miles west of Shrewsbury and A5 trunk road
- Available To Let on a new Lease.
- Rent **£10,500** per annum exclusive

## Call **01743 243900**

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

## Location

The property is situated within the established Malehurst Industrial Estate just off the A488 on the outskirts of the village of Minsterley.

The industrial estate is approximately 9 miles south west of Shrewsbury via the A488 and offers good access to Mid Wales and the West Midlands conurbation.

## Description

This single storey workshop/storage building extends in total to approx. 1,519 sqft (142.77 sqm) having an eaves height of approx. 5.5m, a sliding loading door, insulated roof and concrete flooring.

Externally the property boasts on-site car parking and loading facilities. The industrial estate benefits from 24-hour access and CCTV security.

## Accommodation

	sqft	sqm
Workshop (10.49m x 13.61m)	1,519	142.77

## Services (Not Checked or Tested)

Mains water and electricity (including 3 Phase) are understood to be 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 for a term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

## Rent

**£10,500** per annum exclusive, payable quarterly in advance.

## 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 – Shop and premises  
Current Rateable Value – £6,800

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

Energy Performance Asset Rating: To be confirmed



For Reference Only

Scale: Not to Scale

## Town Planning

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

## VAT

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

## 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

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from any applicants, in addition to the usual references and credit checks.

## 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 2024

### 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

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