TO LET

TSR
TOWLER SHAW ROBERTS

PROPOSED BRAND NEW STORAGE/DISTRIBUTION WAREHOUSE

Similar unit on the same site - The subject property is yet to be built

PROPOSED NEW BUILD WAREHOUSE

THE CASTLE INDUSTRIAL PARK

BUTTINGTON

WELSHPOOL

POWYS, SY21 8SZ

- Proposed New Build – Modern storage/distribution warehouse extending in total to approx. 24,000 sqft (2,223.68 sqm) having an eaves height of approx. 7.5 metres.
- Versatile accommodation with unit sizes ranging from 8,000 sqft to 24,000 sqft available To Let on an individual or combined unit basis to suit occupiers requirements.
- Convenient location, with direct access onto the main A458 Welshpool to Shrewsbury trunk road, providing links to North Wales and the wider West Midlands.
- Available To Let on a new Lease on a pre-let basis. Rent: Based on **£5.00** per sqft per annum exclusive.
- Weighbridge facility available on site

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The proposed building will form part of the established Castle Industrial Park which is conveniently located, with direct access onto the main A458 Welshpool to Shrewsbury trunk road providing links to North Wales and the wider West Midlands conurbation via the A5 and M54 motorway.

The Castle Industrial Park is approx. 2 miles east of Welshpool, an important Market Town and commercial centre within the Mid Wales economy having a current population in the order of 6,000.

The town is strategically located approx. 18 miles west of Shrewsbury via the A458 and approx. 14 miles to the north east of Newtown via the A483. Oswestry and Wrexham are approx. 16 and 30 miles respectively via the A483 and A5 trunk roads.

Description

This proposed brand new storage/distribution warehouse will extend to approx. 24,000 sqft in total, being of steel portal frame construction with profile sheet clad elevations including roller shutter loading doors and concrete flooring with an eaves height of approx. 7.5 metres.

The accommodation is offered on a pre-let basis with units ranging from 8,000 sqft to 24,000 sqft which are available on an individual or combined unit basis, subject to occupier's requirements.

Accommodation

	SQFT	SQM
Warehouse/storage accommodation	24,000	2,223.68

Services (Not Checked or Tested)

It is understood that mains water, electricity (single and three phase), drainage and fibre broadband services are to be available/connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is offered to let on an individual or combined unit basis on a new Lease for a minimum term of 5 years, or multiples thereof subject to 5 yearly upward only rent reviews on a Tenant's full repairing and insuring basis. The Lease is to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

Based on **£5.00** per sqft per annum exclusive, payable quarterly in advance.

Energy Performance Rating

It is understood an energy performance certificate is not required.

For Reference purpose only

Business Rates

Upon completion of the build the property is to be assessed for business rates. Interested parties are advised to make their own enquiries with the Valuation Office.

Planning

The Castle Industrial Park is an established location for storage/warehouse purposes within B2 (General Industrial) and B8 (Storage or Distribution) uses of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS.
TEL: 01938 552 828

Legal Costs

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

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.

Anti-Money Laundering (AML) Regulations

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

Viewing

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

February 2020/
Amended May 2026

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Important Information
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