

2b Vernon Drive, Battlefield Enterprise Park,
Shrewsbury, SY1 3TF

Rent: £8,750 per annum

To Let

Subject to contract



Modern Industrial/Warehouse Unit with Mezzanine

With 5 dedicated parking spaces

Area: 171.48 sq m (1,846 sq ft)

DESCRIPTION

The property comprises a mid-terraced industrial/warehouse unit of steel framed construction with profiled steel roof and wall cladding and a power floated concrete floor. There is also a disabled wc at ground floor level and a useful mezzanine floor with kitchenette facilities.

There are five car parking spaces, including one disabled space, at the front of the property leading to the Warehouse/Production Area which can be accessed via a roller shutter (3.01 m x 2.99 m) and personnel doors. The unit has an internal eaves height (front) of about 6.31m and benefits from natural and supplementary lighting.

SITUATION

The property occupies a prominent position fronting Vernon Drive within Battlefield Enterprise Park, which is the principal general commercial area of the town. Nearby occupiers include a range of similar modern storage and distribution buildings, together with trade counter and light industrial units. There is good access to the A49/A41/A5 trunk roads, with Shrewsbury town centre about 2 miles distant.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a diverse employment base serving a catchment area of Shropshire and the Border Counties.

LEASE

The premises are available on a tenant's full repairing and insuring lease for a term of 6 years with a break option/rent review after 3 years.

ACCOMMODATION *(all measurements are approximate and on a gross internal floor area basis)*

Ground Floor

Warehouse/Production Area (16.53m (54'3") max. x 7.22m (23'8") max.) 119.35 sq m (1,285 sq ft)
Disabled WC

Stairs from Warehouse/Production Area to:

Mezzanine Floor (including kitchenette) (7.22m (23'8") x 7.22m (23'8")) 52.13 sq m (561 sq ft)

Total gross internal floor area approx. 171.48 sq m (1,846 sq ft)

Outside

Tarmac forecourt with car parking for 5 vehicles (including 1 disabled space). There is also a small landscaped area to the front of the property.

SERVICES

All mains services (except gas) are understood to be available, subject to connection charges by the utility companies.

Energy Performance Asset Rating: E (102)

TOWN PLANNING

The premises are considered suitable for a variety of purposes including industrial, trade counter, storage and distribution, etc, subject to obtaining any necessary consents. Prospective occupiers should rely on their own enquiries with the Local Authority as to whether planning permission is necessary for their proposed use.

RATING ASSESSMENT

Rateable Value: £9,400

Rates Payable 2017/2018: £4,380 pa

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

LOCAL AUTHORITY

Shropshire Council

The Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

Tel: 0345 678 9000

FIXTURES & FITTINGS

Items usually classed as tenant's fixtures and fittings are excluded from the letting.

COSTS

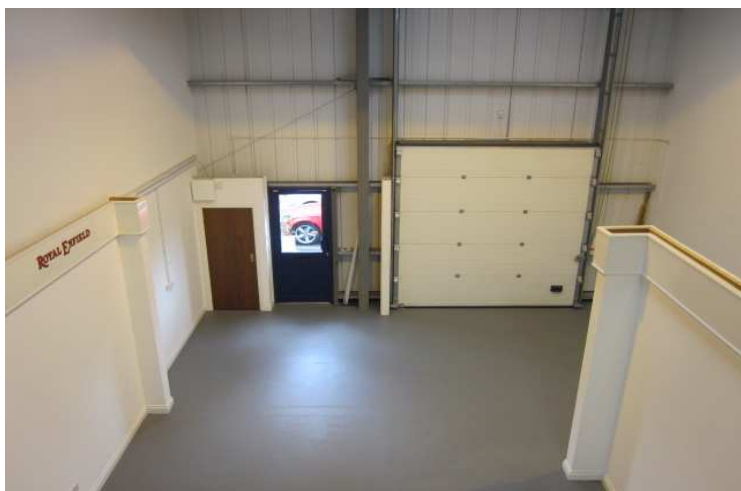
Incoming tenant to pay all reasonable legal costs in respect of the transaction, including stamp duty and VAT, if applicable.

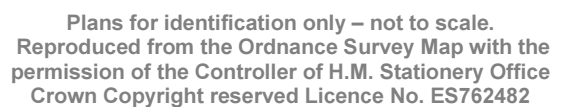
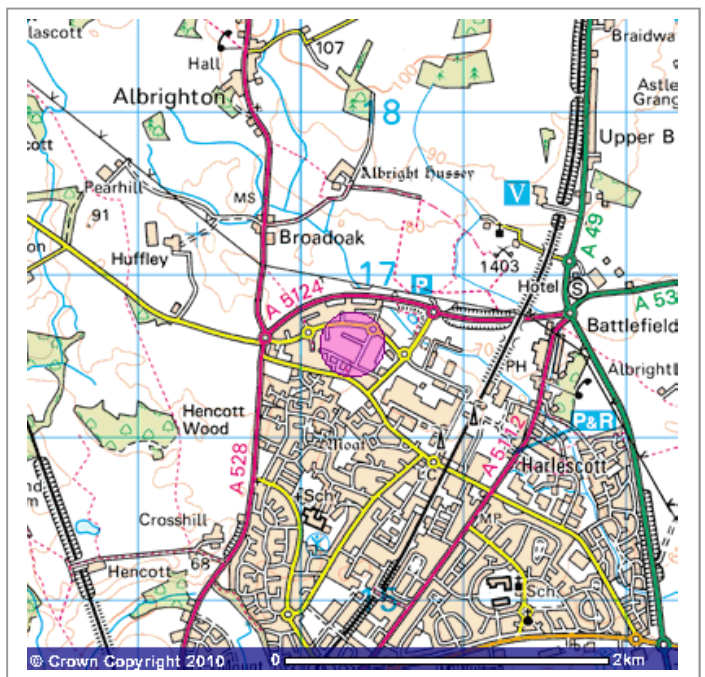
VAT

Prices and rents mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The landlord has elected to charge VAT on the rent.

FURTHER INFORMATION

Contact Alessio Dyfnallt at Cooper Green Pooks on 01743 276666.





IMPORTANT NOTICE: Cooper Green Pools for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pools has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.