

Unit 5, Four Crosses Business Park  
Four Crosses, Llanymynech, Shropshire, SY22 6ST

Rent: £69,000 per annum

To Let

Subject to contract



**Modern Detached Warehouse/Office Facility  
Within Self-Contained Plot with Perimeter Fencing**

**Includes Large Cold Store**

Total Gross Internal Floor Area: 1,597.38 sq m (17,188 sq ft)

Total Site Area: approx. 0.8 acres

## DESCRIPTION

The property comprises a detached warehouse facility with associated offices together with car park and yard, built and extended between approximately 1990 – 2005. The main body includes a double bay warehouse and cold store. The warehouse and cold store are of portal steel frame construction with steel cladding and roof, concrete floor, 2 roller shutter doors and 2 up and over doors, strip lighting and some suspended ceilings. Minimum eaves height of 2.8m rising to 5m at apex, and 6m in parts.

The front of the subject property includes a two storey office building, again of portal steel frame construction with part brick part steel elevations and steel roof. The first floor includes a range of offices while the ground floor includes reception room, male/female/disabled wcs, shower room and kitchen. Except for the staff facilities the area is carpeted with the offices benefitting from UPVC double glazing, suspended ceiling and recessed lighting, air conditioning, centrally heated gas radiators and floor boxes.

Externally there is a car park at the front with approximately 18 parking spaces and a yard to the side. Most of the site is fenced in with a mix of steel palisade and wire fencing.

## SITUATION

The property sits within the Four Crosses Business Park, a relatively modern business park of about 6 acres. Other occupiers on the site include Northern Industrial Battery Specialists, Dave Tomley Van Sales, Owens Coaches and Four Crosses medical surgery.

Four Crosses, a village located on the Shropshire/Powys (Mid Wales) border and with a population of approximately 1,000 people. Oswestry, the closest town, is approximately 7 miles distant, Welshpool 8 miles, Shrewsbury 17 miles Wrexham 22 miles.

## TENURE

The offices are to let on a new tenant's full repairing and insuring lease, for a term of 10 years subject to tenants' break clause after 5 years. Rent subject to upward only review at the end of the 5th year. Other terms may be considered.

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

### Main Warehouse (inc Cold Store)

Gross Internal Area: 1,227.87 (13,212 sq ft)

### Office/Staff Facilities Block

Gross Internal Area: (Ground & First Floor) 369.51 sq m (3,976 sq ft)

**Total Gross Internal Area: 1,597.38 sq m (17,188 sq ft)**

## SERVICES

All mains services are understood to be available, subject to connection charges by the utility companies but interested parties. Please note that we have not tested these services.

## EPC

Energy Performance Asset Rating: C (71)

## TOWN PLANNING

We understand that the existing use is for warehouse/industrial use (Class B1, B2 & B8 of the Town & Country Planning Act 1987 (Use Classes) Order). Prospective occupiers are recommended to make their own enquiries to ensure their proposed use falls within the appropriate use class.

## RATING ASSESSMENT

To be re-assessed.

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

## LOCAL AUTHORITY

Powys County Hall  
Spa Road East  
Llandrindod Wells  
Powys,  
LD1 5LG

Tel: 01597 826000

## **COSTS**

Each party to pay their own legal costs in respect of the transaction, together with Stamp Duty and VAT.

## **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 276 666.



