

# TO LET

# TSR

TOWLER SHAW ROBERTS

## WAREHOUSE/STORAGE UNIT WITHIN ESTABLISHED INDUSTRIAL ESTATE



**UNIT 15**  
**THE FOX COMPLEX**  
**WELSHPOOL**  
**POWYS**  
**SY21 7AZ**

- Modern single storey warehouse/storage unit extending to approx. 4,600 sqft (428 sqm) with shared car parking.
- Roller shutter loading doors and concrete flooring.
- Sought-after location within this popular Industrial Estate situated just off the A483, and within 1 mile of Welshpool Town Centre.
- Rent: Available to let on a new Lease at **£17,500** per annum exclusive

## Call 01743 243900

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

## Location

The property is situated within the established Fox Complex Industrial Estate just off the A483 on the outskirts of Welshpool. The industrial estate has easy access to the A483 which links to: Newtown and beyond to the East, and Shrewsbury and beyond to the West.

Welshpool is an important Market Town and commercial centre within the Mid Wales economy and has a current population of circa 6,000. The Town is situated approx. 20 miles to the west of Shrewsbury, via the A458, and lies approx. 14 miles to the north east of Newtown. Oswestry and Wrexham are approx. 16 and 30 miles respectively via the A458 and A5 trunk roads.

## Description

This Modern single storey workshop/storage building extends in total to approx. 4,600 sqft (428 sqm) having high eaves with the potential to install a mezzanine floor. The property also includes office space and internal W/C facilities.

## Accommodation

	sqft	sqm
<b>Workshop</b>	4,600	428
Width – 11.68m		
Depth – 36.69m		

## Services (Not Checked or Tested)

Mains water and electricity 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 5 years or multiples thereof.

## Rent

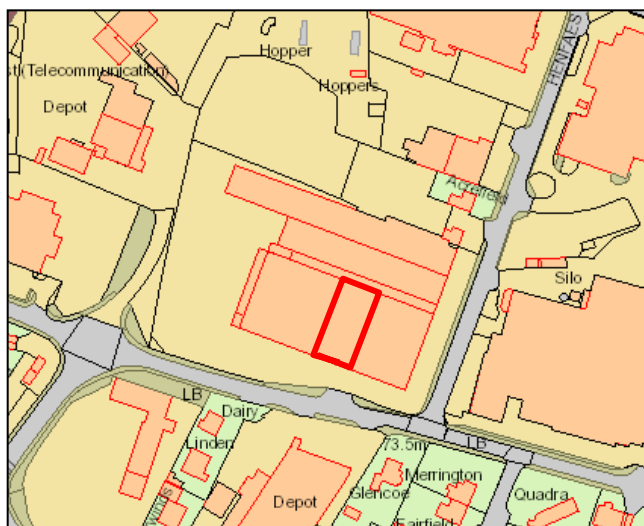
**£17,500** per annum exclusive, payable quarterly in advance.

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Warehouse and premises  
Rateable Value – £3,350

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.



For Reference Only

Scale: Not to Scale

## Estate Service Charge

There is an estate service charge payable in addition for the maintenance and upkeep of the communal areas of The Fox Complex. Further details are available upon request from the Letting Agents.

## Energy Performance Certificate

Energy Performance Asset Rating: C (71)

## Town Planning

Prospective Tenants are advised to make their own 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.

## Local Authority

Powys County Council, Severn Road, Welshpool, Powys SY21 7AS Tel: 01938 552828

## Legal Costs

Each party are to be responsible for their own legal fees incurred in this transaction.

## 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.

October 2022

**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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