

# FOR SALE

On instruction of Nick West, Joint Liquidator  
of Lindstrand Technologies Limited



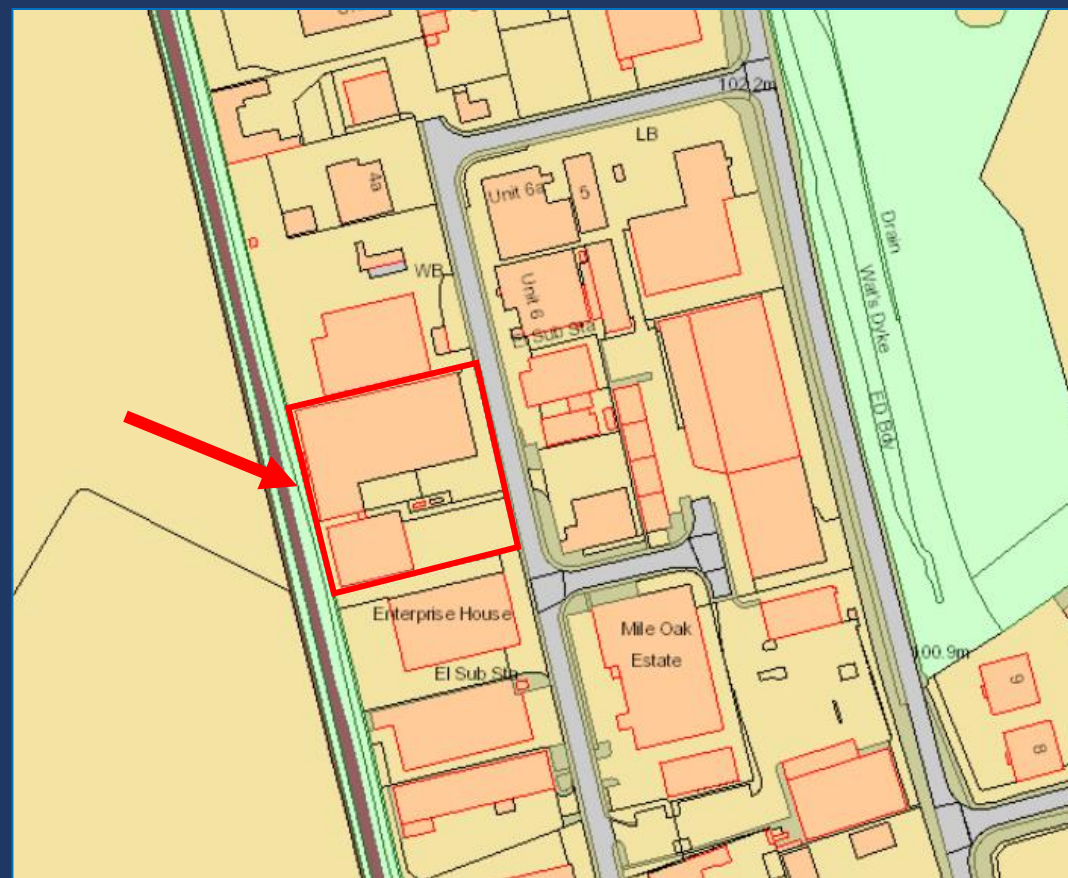
## UNIT 11, MILE OAK INDUSTRIAL ESTATE

MAESBURY ROAD | OSWESTRY | SHROPSHIRE | SY10 8GA

**TSR**  
TOWLER SHAW ROBERTS

## EXECUTIVE SUMMARY

- Substantial property comprising two principal buildings extending in total to approx. 40,724 sqft (3,783sqm) with prominent roadside frontage.
- Main production / warehouse unit with two-storey integral offices, mezzanine storage and adjoining workshop bay extending to approx. 32,409 sqft (3010 sqm).
- Separate modern detached warehouse building providing a further 8,315 sqft (772.50 sqm).
- Occupying a site area of 1.51 acres (0.6 hectares) with generous on-site car parking and loading facilities.
- Located on the popular Mile Oak Industrial Estate with convenient access to the A483/A5 and Oswestry town centre.
- Offers are invited in the region of **£1.2 million** for the freehold interest with the benefit of vacant possession upon completion.



For Reference purpose only

Scale: Not to Scale



## LOCATION

The property occupies a prominent position in the heart of Mile Oak Industrial Estate, Oswestry's main industrial estate which lies in an accessible location on the south side of the town immediately to the north of the A483 and within 1.5 miles of the A5 trunk road. Occupiers in the immediate vicinity include Royal Mail, Links Electrical and Barnes & Mullins.

Oswestry is an important market town and commercial centre within the North Shropshire economy supporting a current population in excess of 18,000 people. The town is strategically located close to the Welsh border approximately 18 miles north-west of Shrewsbury, 30 miles south of Chester, 15 miles from Wrexham and 29 miles north-east of Newtown. Oswestry serves a wide catchment area and is well placed to the main road network.



## DESCRIPTION

The property comprises two linked detached industrial units of steel portal frame construction with insulated profile sheet cladding having LED lighting, overhead heating and various roller shutter access doors.

**Unit 1** comprises a large purpose-built industrial unit incorporating two-storey integral offices with ground floor reception and staff welfare facilities.

The building provides a large open plan production area having an internal eaves height of 4.5 metres with mezzanine storage area and two interconnecting warehouse bays at the rear with internal access doors leading to an adjoining workshop/despatch extension.

**Unit 2** comprises a detached warehouse unit built approximately 6 years ago providing modern open plan accommodation with roller shutter access door leading from the front loading / car park area and having an internal eaves height of 6 metres.

The property comprises an overall site area of 1.51 acres (0.6 hectares) providing generous on-site car parking and loading facilities having a wide frontage and direct access from the estate roadway.

The property lends itself for a variety of potential uses with scope for sub-division, subject to planning.

## ACCOMMODATION

	Square Feet	Square Metres
<b>UNIT 1</b>		
<u>Ground Floor Offices</u> Comprising: Front Reception, General Office, Two Production Offices, Manager's Office and Design Workshop. Separate Male & Female WC's and staff canteen.	3,670	341.0
Staircase to <u>First Floor Offices</u> Comprising: Landing, 8 individual Office Rooms, and internal staircase access.	2,806	260.7
<u>Production/Warehouse Area</u>	21,553	2,002.3
<u>Mezzanine Structure</u>	2,115	196.5
<u>Adjoining Workshop/Despatch Area</u>	2,265	210.4
<b>UNIT 2</b>		
<u>Detached Modern Warehouse</u>	8315	772.5
<b>TOTAL GROSS INTERNAL FLOOR AREA APPROX.</b>	<b>40,724</b>	<b>3,783.3</b>

## SERVICES

We understand that mains water, electricity (including 3-Phase) gas and drainage services are connected or available to the property.

Interested parties are advised to make their own enquiries with the relevant utility companies.

## 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 – Factory and premises  
Rateable Value – £110,000

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.

## PLANNING

We understand that the property has an established commercial / industrial use within Classes B1, B2 and B8 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 proposed use



## ENERGY PERFORMANCE CERTIFICATE

Main Building: D 80

Detached Warehouse / Workshop: C 59

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND Tel: 0345 678 9000

## LEGAL COSTS

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

## VAT

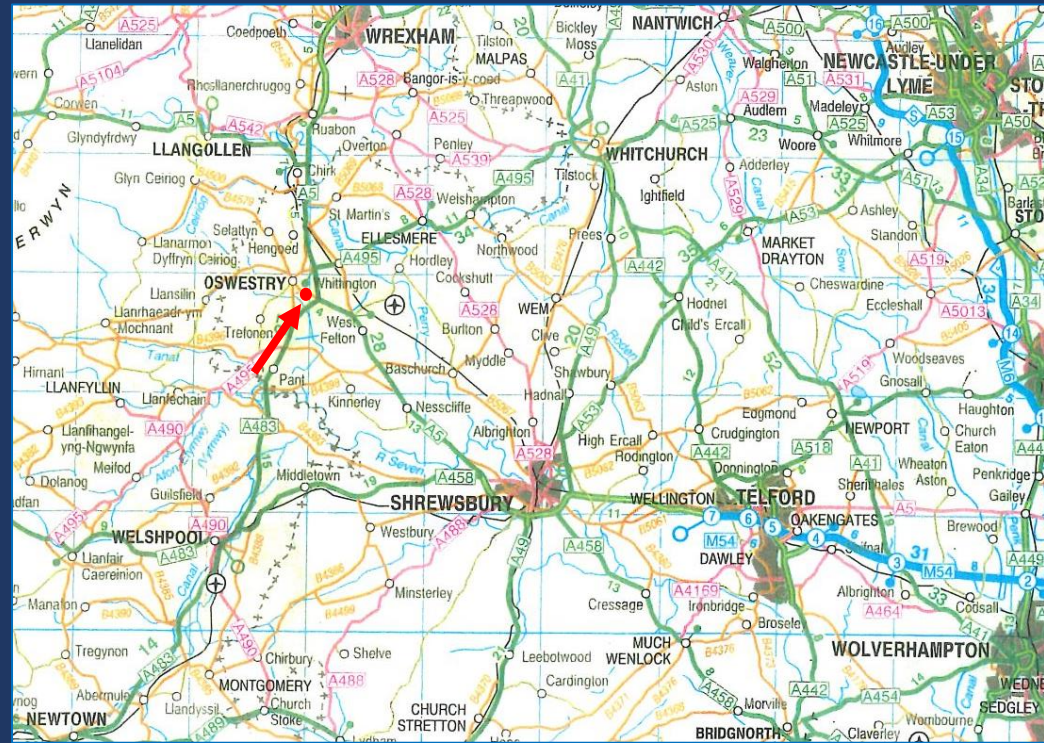
All costs/prices are exclusive of, but subject to, VAT if applicable.

## GUIDE PRICE

Offers are invited in region of **£1.2 million** for the freehold interest with the benefit of vacant possession upon completion.

## ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.



## VIEWING

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

**Toby Shaw**

DDI: 01743 260880 Mobile: 07967721745

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November 2023/Amended December 2023

## Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."