

TO LET

TSR

TOWLER SHAW ROBERTS

VERSATILE WAREHOUSE PREMISES LOCATED ON ESTABLISHED INDUSTRIAL ESTATE



UNITS 2&3

**2 MILE OAK
INDUSTRIAL ESTATE**

**MAESBURY ROAD
INDUSTRIAL ESTATE**

OSWESTRY

SY10 8GA

- Versatile double bay warehouse unit extending in total to approx. 12,189 sqft (1,132.31 sqm) with on-site car parking and loading facilities.
- Well-appointed accommodation incorporating a large open plan double bay warehouse with an eaves height of approx. 3.65 metres, roller shutter loading door and separate office and welfare facilities.
- Prominent roadside position within the established Mile Oak Industrial Estate with neighbouring occupiers including: Royal Mail, Links Electrical and Barnes & Mullins.
- Convenient location close to the main A5 and A483 trunk roads.
- Available To Let on a new Lease. **Rent £45,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

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 an end of terrace, double bay warehouse unit with separate office and staff welfare facilities extending to approx. 12,189 sqft (1,132.31 sqm) with on-site loading and car parking facilities. The premises are refurbished to a modern standard, with the offices having the benefit of carpeted flooring, fluorescent strip lighting and decorated walls and ceilings.

The dual bay warehouse is of steel portal frame construction, providing versatile open plan accommodation with a minimum eaves height of 3.65m, LED overhead lighting and painted concrete floors.

The premises offer scope for a variety of uses, subject to planning and are available for immediate occupation.

Accommodation

	SQFT	SQM
Office 1	285	26.44
Office 2	168	15.58
Store Room	128	11.91
Warehouse	11,608	1,078.38
Total	12,189	1,132.31

Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies

Tenure

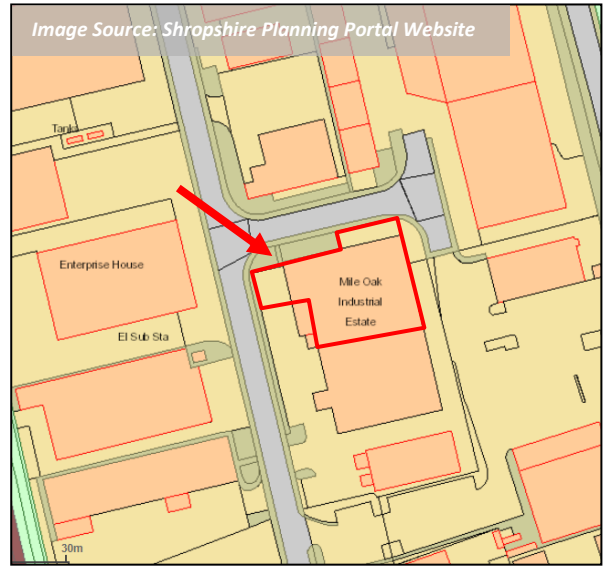
The premises are available To Let on a new Tenant's full repairing and insuring lease for a term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

Rent

£45,000 per annum exclusive, payable quarterly in advance.

Energy Performance Rating

Energy Performance Asset Rating: Unit 2: D95
Unit 3: C70



For Reference purpose only

Scale: Not to Scale

Business Rates

To Be Confirmed

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

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

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

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

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

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 Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

January 2024

TSR House

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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."