

# TO LET

# TSR

TOWLER SHAW ROBERTS

## MODERN WAREHOUSE PREMISES LOCATED ON THE POPULAR BATTLEFIELD ENTERPRISE PARK



**UNIT 1&2**  
**HUSSEY ROAD**  
**BATTLEFIELD**  
**ENTERPRISE PARK**  
**SHREWSBURY**  
**SY1 3TE**

- Spacious end of terrace warehouse unit extending in total to approx. 13,151 sqft (1,221.77 sqm) including mezzanine storage and offices with generous forecourt parking and loading facilities.
- Well-appointed accommodation incorporating integral reception, large warehouse / storage area with additional mezzanine storage and offices.
- Occupying a prominent location on the popular Battlefield Enterprise Park with good access to the main road network.
- Available To Let on a new Lease. Rent: **£55,000** per annum exclusive.

## Call 01743 243900

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

## Location

The premises occupy a prominent location fronting Hussey Road in the heart of Battlefield Enterprise Park and provides convenient access to the A5, A49 trunk roads and M54 motorway. Battlefield Enterprise Park is a fast-expanding commercial / industrial and office location, situated approximately 3 miles north of Shrewsbury Town Centre.

Shrewsbury is the historic County Town and main administrative centre of Shropshire strategically located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles North West of Birmingham and 45 miles south of Chester.

## Description

The premises comprise a modern end of terrace industrial/warehouse unit extending in total to approximately 13,151 sqft (1,221.77 sqm) including first-floor mezzanine storage and office accommodation. The unit is of steel portal frame construction and provides spacious warehouse accommodation with 2 roller shutter front access doors and having an internal eaves height of 6m. The premises also has the benefit of office, kitchenette and W.C facilities with generous onsite car parking and loading areas to the front.

## Accommodation

	Sqft	Sqm
<b>Ground Floor</b>		
Warehouse, Office, Kitchenette & W.C. overall	7,826	727.04
<b>Mezzanine</b>		
Storage and office	5,325	494.73
<b>Total</b>	<b>13,151</b>	<b>1,221.77</b>

## Services (Not Checked or Tested)

It is understood that mains water, electricity, gas and drainage services are connected or 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 minimum term of 3 years, or multiples thereof, subject to 3 yearly upward only rent reviews.

## Rent

£55,000 per annum exclusive, payable quarterly in advance.

## Service Charge

There will be an estate service charge payable in addition to the rent, to cover the cost of lighting, maintenance and repair of the development to include landscaping, roads, boundaries etc. Further details are available from the Letting Agents upon request.

## Energy Performance Rating

Energy Performance Asset Rating: D 86



For Reference purpose only

Scale: Not to Scale

## 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 – Warehouse and premises

Rateable Value - £37,000

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

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

## 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. It is understood 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.

March 2024

## 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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