

TO LET

TSR

TOWLER SHAW ROBERTS

MODERN TRADE COUNTER/ WAREHOUSE PREMISES IN ESTABLISHED INDUSTRIAL ESTATE LOCATION



UNIT 10
MONKMOOR
INDUSTRIAL ESTATE
SHREWSBURY
SHROPSHIRE
SY2 5TX

- Modern end of terrace trade counter/warehouse unit extending in total to approx. 1,453 sqft (135.08 sqm) with shared car parking/loading facilities to the front.
- Well-appointed, versatile accommodation comprising large clear span warehouse area with roller shutter loading door, integral office, trade counter, kitchenette and WC facilities.
- Occupying a sought-after location within the popular Monkmoor Industrial Estate with easy access to the A5 bypass and main road network.
- Available To Let on a new Lease. Rent: **£8,500** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property is situated on the popular Monkmoor Industrial Estate occupying a convenient location 2 miles north east of Shrewsbury town centre with good access to the main road network. Occupiers in the vicinity include Magnet, Huws Gray Building Merchants, Monkmoor Glass and other trade counter operators.

Shrewsbury is the County Town and Administrative Centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk roads, approximately 47 miles North West of Birmingham, 15 miles west of Telford and 40 miles south of Chester.

Description

The property comprises a modern end of terrace trade counter/warehouse unit of concrete frame construction with profile sheet clad elevations beneath an insulated mono-pitched roof having painted concrete floor, roller shutter loading/access door and LED overhead lighting.

The property provides an open plan warehouse having a minimum eaves height of approx. 4.8 m with integral office, trade counter and staff welfare facilities. There is also a mezzanine storage areas above the offices.

Communal car parking/loading areas are available to the front of the units.

Accommodation

	Sqft	Sqm
Ground Floor Warehouse <i>Inc. Integral Kitchenette and WC Facilities</i>	1,150	106.82
Mezzanine Office & Storage	303	28.26
Total	1,453	135.08

Services (Not Checked or Tested)

It is understood that mains water, electricity (including 3-Phase supply) and drainage services are connected to the unit. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

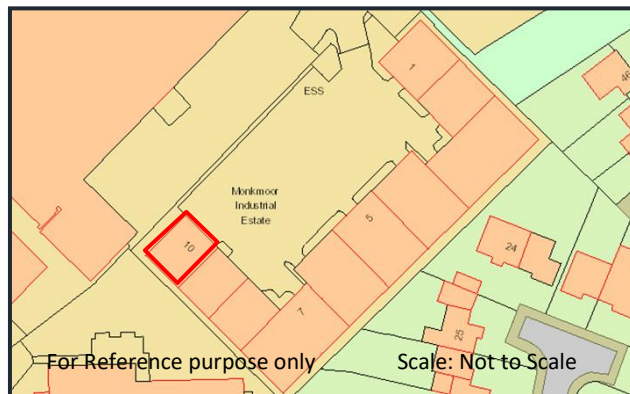
The property is available To Let on new Lease on a Tenant's full repairing and insuring basis for a term to be agreed, subject to upward only rent reviews at 3 yearly intervals.

Rent

£8,500 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 requests.



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 – Workshop and premises
Rateable Value - £11,250

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

Energy Performance Rating

Energy Performance Asset Rating: C 71

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. We are advised that the Landlord has not elected to charge VAT on the property at the present time

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.

June 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

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

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."