



Unit 1, Orchard Barns
Stapleton, SY5 7EJ

Industrial Unit to Let

- Modern industrial unit to let on flexible terms.
- Rent £1,375 per calendar month (exclusive).
- Gross Internal Area 181.20 sq m (1950.42 sq ft).
- Eaves height 2.86m, ridge height 4.57m and roller shutter door height 3.90m.
- Wind and watertight with 3-phase power supply and a heated concrete floor.
- Suitable for a variety of uses including car storage, workshop, R&D and private warehousing.
- Secure gated location with CCTV .

Description

A modern industrial/workshop unit of steel frame under a pitched roof and part brick elevation with profile sheet cladding to upper parts. There is a full height roller shutter door and new double glazed windows to the side elevation. Internally the unit benefits from a 3-phase power supply and works an office space with w/c and washing facilities which are accessed via a pedestrian door.

Location:

The premises are located in Stapleton to the south of Shrewsbury just off the A49. The location benefits from excellent access to The North and The South via the A49, the M54 motorway via the A5 and mid Wales via the A458.

Local Authority

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND

0345 678 9000

VAT

It is our understanding that the property is not elected for VAT and therefore VAT will be not charged on the rent.

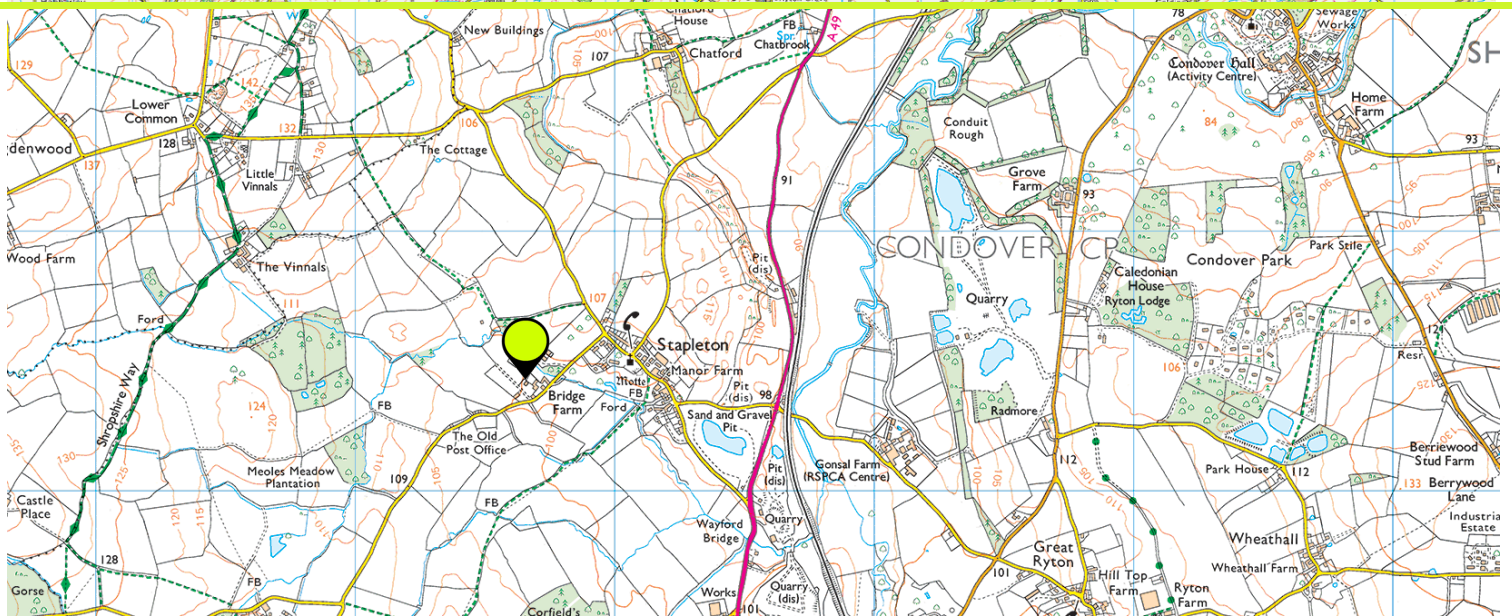
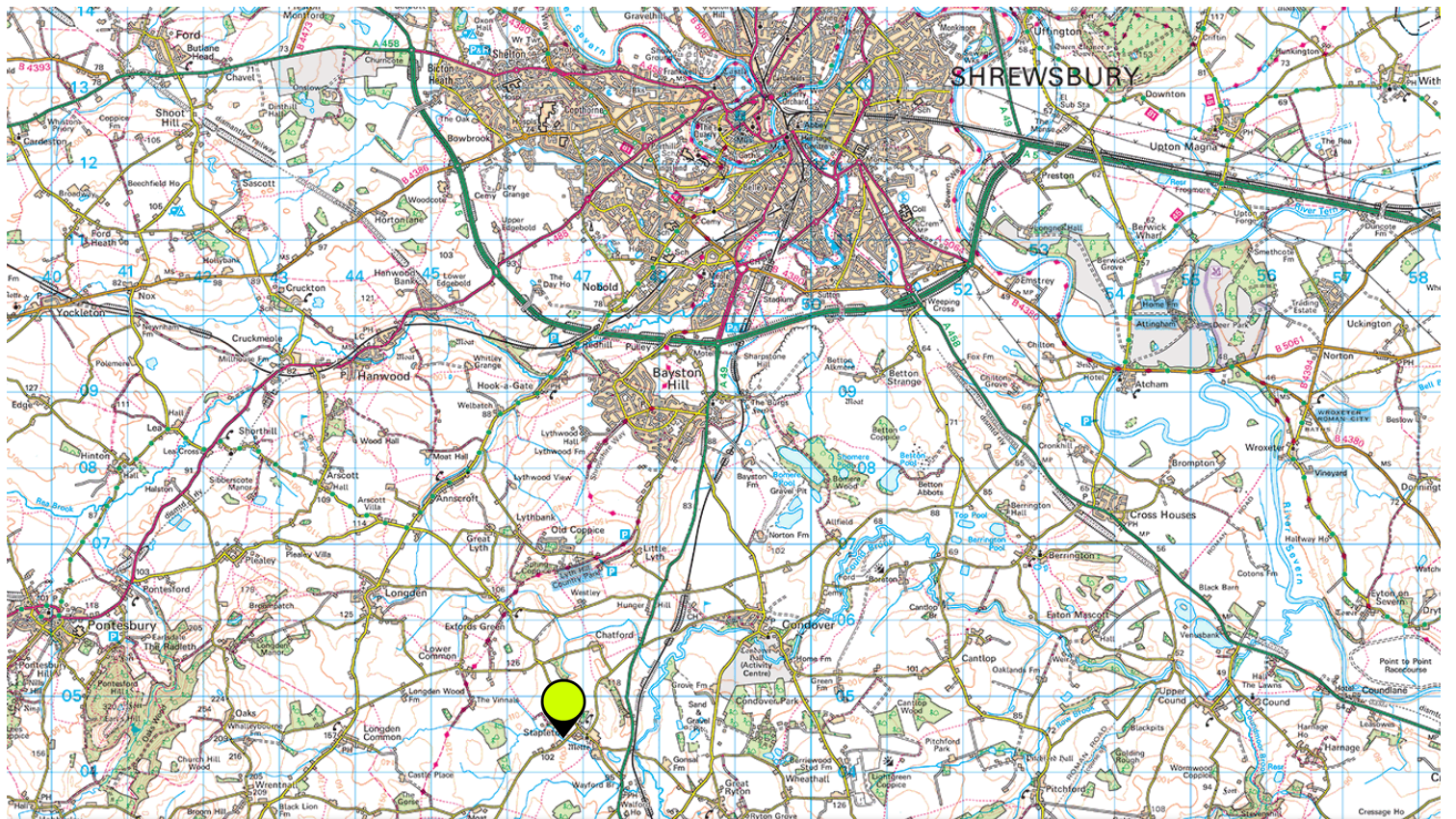
References

The successful applicant will typically need to provide satisfactory references/company trading accounts.



For further information, contact:

James Satoor | 01743 276 666 | james.satoor@cgpooks.co.uk



Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a gross internal floor area basis.)

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Storage / workshop	1950.42	181.20
Roller Door Height			3.9m
Ridge Height			4.57m
Eaves Height			2.86m
Gross Internal Area		1950.42	181.20



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