



1,735m² TO LET

Onston Farm, Ellesmere, Shropshire, SY12 9HJ

SUMMARY

Two agricultural buildings suitable for storage totalling approximately 1,072.16m² (11,540.59ft²) and 663.16m² (7,138.15ft²) are available, ideally suited for storage purposes. The buildings, previously used for cattle housing provide a large easily accessible space. The units benefit from a large yard area suitable for access by a range of vehicles.

LOCATION

The property is located just outside Ellesmere, Shropshire with easy access to Shrewsbury and wider transport links. The units are located on an open yard accessible by vehicles of all sizes.

WHAT 3 WORDS

segregate/collect/flush

DIRECTIONS

Travelling from Whitchurch, Shropshire take the A495 Ellesmere Road towards Oswestry. Approximately 2 miles west of Ellesmere take the left hand turn towards Tetchill. After 0.8 miles the property is located on the left.

VIEWING

We ask that all viewings of the property are made via private appointment with the letting agent, by calling the office on 01829 773000 or emailing vickysymcox-black@roستons.co.uk

ACCESS

The units are accessed from Ellesmere Road before turning into Onston Farm with the unit to the rear of the yard.

£POA

TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is let subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

PLAN AND PARTICULARS

The plan is based on the Ordnance Survey sheet. Prospective tenants should check the contract documents. The tenant shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential tenants. Prior to an offer being accepted, all parties who are letting must provide the evidence.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is let subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars.

SERVICES

Both units benefit from 3 Phase Electricity

EPC

TBC

BUSINESS RATES

TBC

LETTING AGENTS

Vicky Symcox-Black

Rostons Ltd

West View House

Hatton Heath

Chester

CH3 9AU

Tel: 01829 773000

Email: vickysymcox-black@rostons.co.uk



Not to scale

Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
- 2) No person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property.



Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU

Tel: 01829 773000 | Email: info@rostons.co.uk

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