

## NEW BUILD COMMERCIAL/ INDUSTRIAL UNITS TO LET

### UNITS 5-8 AT WEM BUSINESS PARK, NEW STREET, WEM, SHREWSBURY, SY4 5JX

- Four new build units ranging from 134.7 sq m (1,450 sq ft) and 176 sq m (1,894 sq ft)
- Each unit benefits from 3 parking spaces
- Prominently located on a sought after business park in Wem
- New build units available from Q3 of 2023
- Suitable for a wide range of uses subject to statutory consents

RENT: FROM £13,500 TO £16,500 PER ANNUM (EXCLUSIVE)



**LOCATION**

The industrial estate is located in the centre of the town of Wem and located just off New Street in an area of mixed development. The estate is accessed via an estate road off New Street.

Wem is an established market town with all local amenities, including a railway station which runs on the Welsh Marches Line. The town had a population of approximately 6,100 people at the 2011 census.

The town is located in proximity of the A49 trunk road that provides access to the national road network. The town is located approximately 9 miles north of the County Town of Shrewsbury and approximately 9 miles south of the town of Whitchurch.

**DESCRIPTION**

The units are part of a new build scheme on an existing business park which will be completed in the third quarter of 2023.

The new scheme will provide 4 industrial unit available leasehold which range from 134.7 sq m (1450 sq ft) and 176 sq m (1,894 sq ft). The property is accessed from New Street and each unit will benefit from 3 car parking spaces per unit.

The units will be of steel portal framework and profile steel clad with UPVC roof lighting and roller shutters/pedestrian entrances. The units will each have kitchen and WC facilities. The eaves height for the units is 4.2 m.

**PLANNING**

It is understood the properties benefit from uses under user class E, B2 and B8 of the Town and Country Planning Act.

The units would lend themselves potentially to uses like car sales and a variety of quasi retail uses (particularly unit 1) subject to statutory consents.

**ACCOMMODATION**

(All measurements are approximate only)

	SQ M	SQ FT
UNIT 5	134.7	1,450
UNIT 6	134.7	1,450
UNIT 7	176	1,894
UNIT 8	176	1,894

**RATEABLE VALUE**

To be assessed at completion of the development.

**TENURE**

The units are offered to let on new lease for a length of term by negotiation with rent reviews at three yearly intervals on Tenants Full Repairing and Insuring Terms subject to service charge provisions.

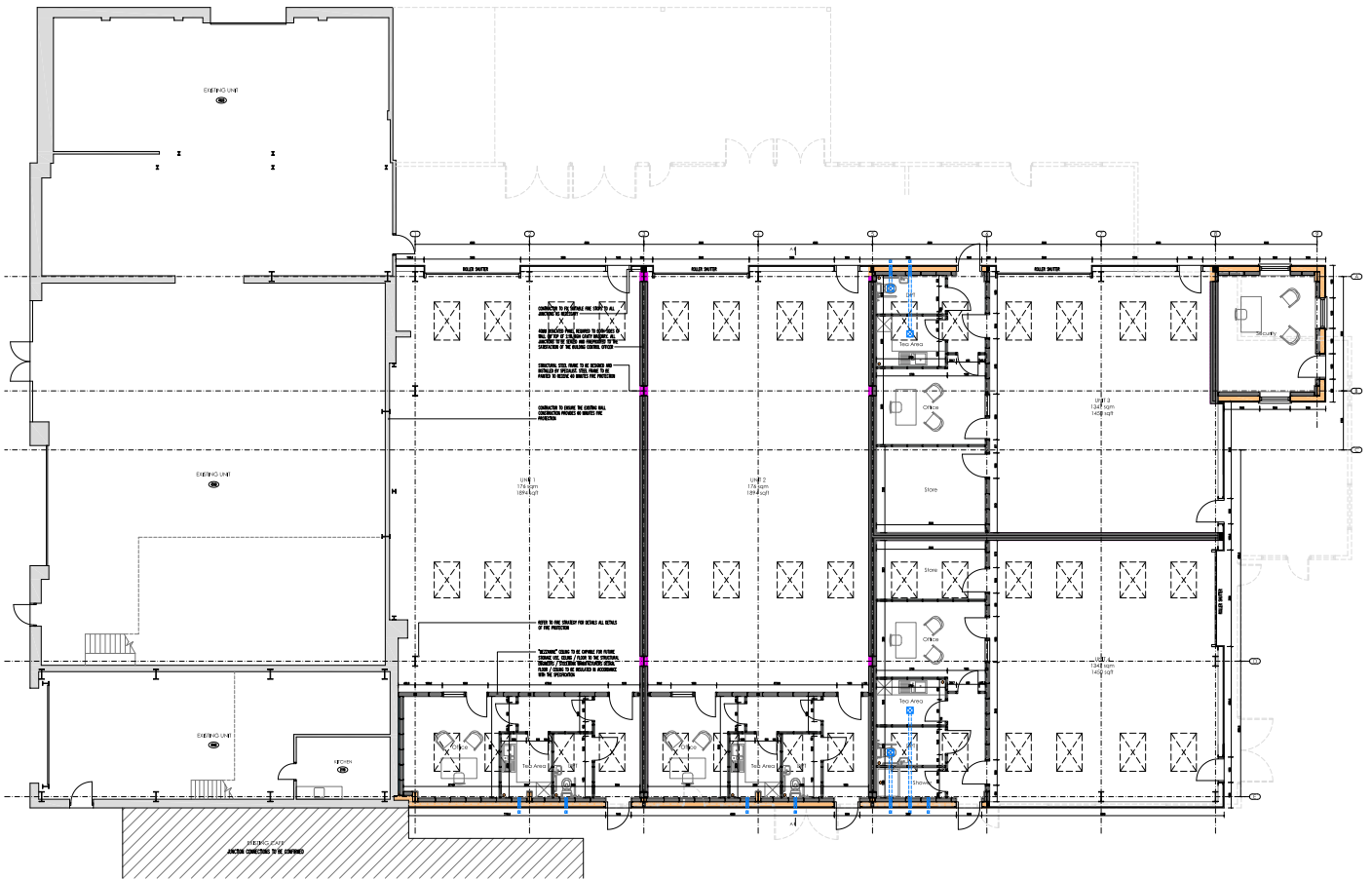
Further details available from the letting agents upon request.

**RENT**

UNIT	SQ FT	RENT PER ANNUM
5	1,450	£13,500
6	1,450	£13,500
7	1,894	£16,500
8	1,894	£16,500

**EPC**

To be assessed.



## SERVICES

(Not tested at the time of our inspection.)

Mains water, electricity (three phase) and drainage will be connected to the units.

## VAT

The property will be elected for VAT. Therefore VAT will be charged at the prevailing rate on rents.

## LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in connection with the letting of the unit.

## LOCAL AUTHORITY

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

## VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact :

**James Evans**

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