

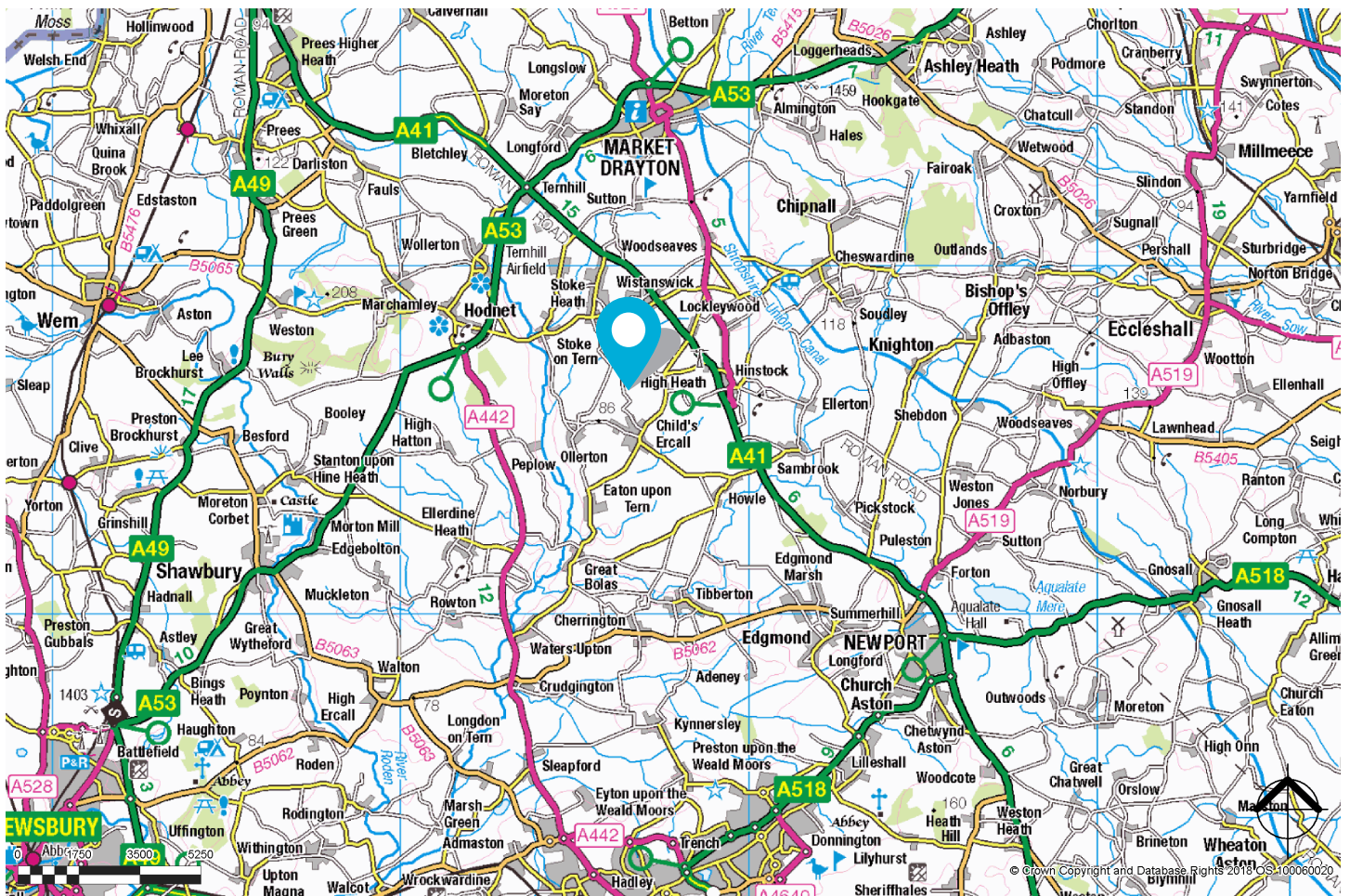


COMMERCIAL UNIT FORMING PART OF AN ESTABLISHED BUSINESS PARK
UNIT 20, OLLERTON BUSINESS PARK, CROW LANE, CHILDS ERCALL, MARKET DRAYTON,
SHROPSHIRE, TF9 2EJ

- Total Gross Internal Floor Area 4,820 ft sq (447.72 m sq)
- Modern detached commercial unit with large front yard area with secure bollard parking
- Forming part of an established business park
- Suitable for a variety of commercial uses
- VERY FLEXIBLE TERMS – SHORT OR LONG TERM RENT

RENT: £1,500 pcm (Exclusive)

PRICE: £349,000 (Exclusive)



LOCATION

The unit forms part of the established Ollerton Business Park in Childs Ercall. Ollerton Business Park is located between the villages of Ollerton and Childs Ercall.

Ollerton Business Park is an established business park where occupiers include Universal Consumer Products Limited and RNH Construction.

The Business Park is located approximately 9 miles from the towns of Market Drayton and Newport and approximately 14 miles north of Telford via the A442 and approximately 19 miles north east of the County Town of Shrewsbury via the A53.

DESCRIPTION

The property comprises of a modern detached commercial/business unit that provides a Total Gross Internal Floor Area 4,820 ft sq (447.72 m sq). The unit has an eaves height of approximately 6.5 metres and an up and over motorised roller shutter door with a width of width of 5.50m and height of 5.0m, easily accommodating an articulated HGV into the building. The property is of steel portal framework clad in profile sheeting and the benefit of a car parking forecourt area and a yard area in front of the unit. The unit would suit a wide variety of commercial/business uses.

ACCOMMODATION

(All measurements are approximate only)

	SQ FT	M SQ
Total Gross Internal Floor Area	4,820	447.72

External

RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2024/25)	£9,900
Rates Payable (2024/25)	£4,940

May be eligible for Small Business Rate Relief. Interested parties should make their own enquiries to the local authority.

VAT

All figures quoted are exclusive of VAT. The units will be subject to VAT.

PLANNING

The unit is understood to benefit from planning consent for commercial use falling within Use Class B of the Town and Country Use Classes Order 1987. The unit would suit a variety of potential uses, subject to the receipt of any statutory consents. Parties should rely on their own enquiries.

EPC

TBC

RENT

£1,500 pcm (Exclusive)

PRICE

£349,000 (Exclusive)

TENURE

The unit is available to let on a new Tenants Full Repairing and Insuring lease for a length of term by negotiation. There will be rent reviews at 3 yearly intervals.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable legal costs in respect of the granting of the lease.



SERVICES

(Not tested at the time of inspection)

We understand that the unit benefit from mains water, electricity (including three phase) and drainage.

LOCAL AUTHORITY

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

VIEWING

Viewing via the letting agents:

James Evans - 07792 222 028
E: james.evans@hallsgb.com

Ellie Studley - 07538 912 096
E: e.studley@hallsgb.com

Halls¹⁸⁴⁵
COMMERCIAL



01743 450 700

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or

her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.