



EasyHire Welfare
Nationwide Site Welfare Solutions
01978 661 413
www.easyhirewelfare.co.uk
Unit 4 The Gables Salters Lane Loppington SY4 5NE

EasyHire Motorhomes
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Drying Room
01939 232201

ECO2018
ELECTRICITY

TO LET - MODERN COMMERCIAL UNIT

UNIT 4, THE GABLES, SALTERS LANE, LOPPINGTON, SHROPSHIRE, SY4 5NE

KEY POINTS

4,560
SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



COMMERCIAL UNIT



6M


EAVES HEIGHT

ALL MEASUREMENTS ARE APPROXIMATE




£17,300
PER ANNUM
(EXCLUSIVE)

James Evans

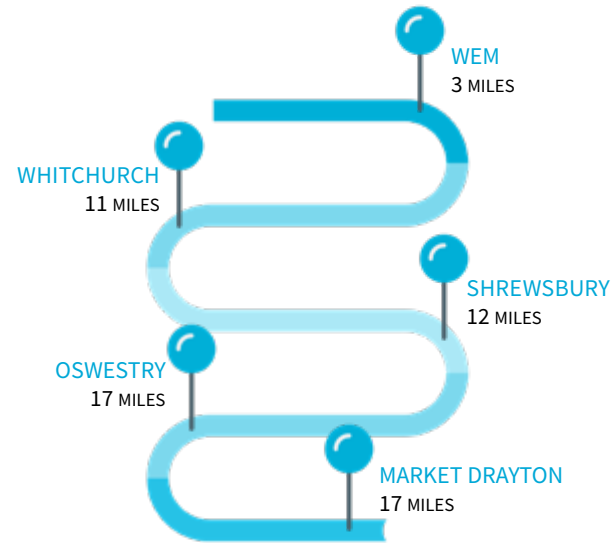
 07792 222 028

james.evans@hallsgb.com

Ellie Studley

 07538 912 096

e.studley@hallsgb.com



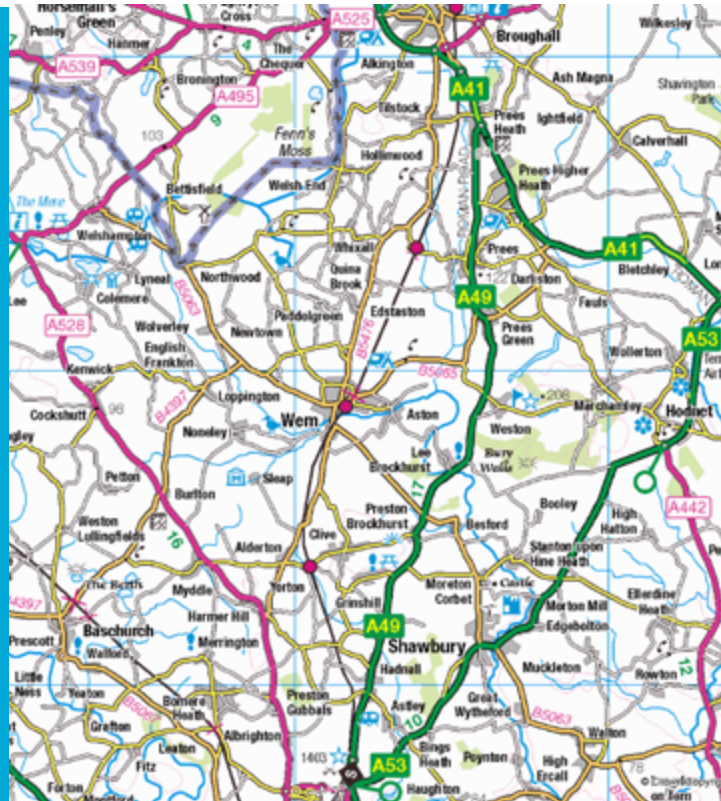
LOCATION

The property forms part of a small complex of commercial buildings located fronting onto Salters Lane just outside the village of Loppington.

The village of Loppington is located within 3 miles of the town of Wem and 12 miles of the town of Shrewsbury



ONSITE
CAR PARKING



DESCRIPTION

The property comprises of a modern commercial unit benefiting from an eaves height of 6 metres, and has two up and over doors to the front elevation. The property is of portal framework that is clad in profile sheeting and provides a Total Gross Internal Floor area of approximately 423.5 m sq (4,560 ft sq).

The property also provides potentially an additional office unit with an approximate Net Internal floor are of 36 sqm (387.5 sqft), which is suitable for a variety of commercial uses, and is of a traditional brick construction.

The property would suit a variety of commercial uses.

ACCOMMODATION

All measurements are approximate

WAREHOUSE	SQ FT	M SQ
TOTAL GROSS INTERNAL AREA	4,560	423.5
OFFICE	SQ FT	M SQ
TOTAL NET INTERNAL AREA	387.5	36



TENURE

The unit is available on a new Tenant's Full Repairing and Insuring lease on terms to be agreed.

SERVICES

(Not tested at the time of our inspection)

Mains water, electricity (including three phase) and drainage are connected to the property. The water and electricity supplies to the unit is via sub metered supplies.

PLANNING

Prospective tenants should make their own enquiries.

The premises may lend themselves to alternative uses subject to the receipt of appropriate statutory consents.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of the transaction.

VAT

The property is not subject to VAT and VAT will not be payable on the rent.

RENT

£17,300 (Exclusive) per annum. payable quarterley in advance.

RATES AND EPC


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

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
TBC	TBC	TBC

RATES

LOCAL AUTHORITY

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


 0345 678 9000


[SHROPSHIRE COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement with the letting agents.
For more information or to arrange a viewing, please contact :

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

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.