



FOR SALE - OFFICE BUILDING WITH WAREHOUSING/MANUFACTURING AND YARD SPACE TO THE REAR

101 LONGDEN ROAD, SHREWSBURY, SHROPSHIRE, SY3 9PS

KEY POINTS

1.138

ACRES

TOTAL SITE AREA



OFFICES WITH
WAREHOUSING AND
WORKSHOP SPACE

FOR SALE DUE TO RELOCATION

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN EXCESS OF

£1,400,000


(EXCLUSIVE)

James Evans

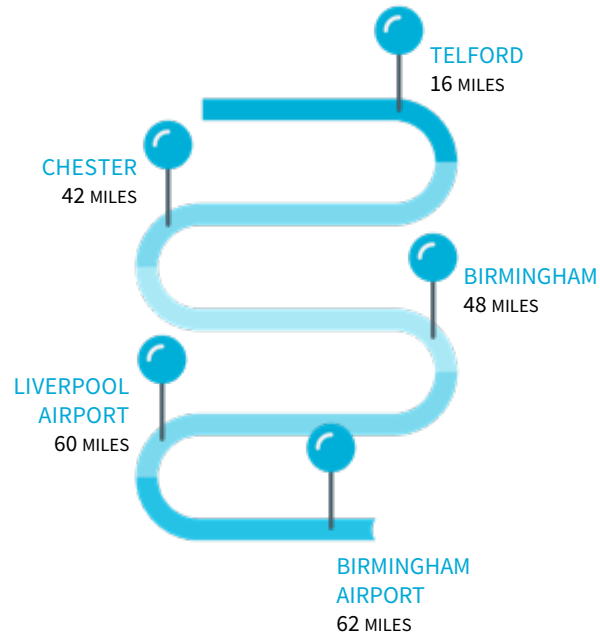
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LOCATION

The property is prominently situated fronting onto Longden Road approximately 1 mile west of Shrewsbury town centre. The property is accessed directly from Longden Road.

The surrounding occupiers include Screwfix, Arrow County Supplies and Huws Gray. The property is located on the west side of Shrewsbury in proximity to the A49 and A5(M54) with the M54 providing access to the national road network.

Shrewsbury is the county town of Shropshire and an administrative and tourist centre. Shrewsbury is noted for a host of excellent schools, both within the state and private sector.

Travel links are excellent with the A5/M54 linking to Birmingham and the rest of West Midlands and the national motorway network beyond. There is a train station in Shrewsbury with a regular service to the North and London. International airports are available at Birmingham, Manchester, Liverpool and East Midlands.



SHREWSBURY
POPULATION

76,600

APPROXIMATELY





DESCRIPTION

The property provides a detached commercial building that is only offered for sale due to the relocation of the existing business. The property has in the last few years been subject to a variety of improvement works and an inspection of the property is recommended.

Arranged to provide a variety of high quality office accommodation over two floors at the front of the property and warehouse/manufacturing and yard space at the rear. The property provides a Total Gross Internal Floor Area of approximately 24,296 ft sq (2,256.95 m sq) within a Total Site Area of approximately 1.138 acres (0.461 hectares).

The two storey office accommodation provides a Total Gross Internal Floor Area of approximately 5,840 ft sq (546.5 m sq). Attached to the offices is a section of warehousing and manufacturing space with offices and welfare facilities with an eaves height varying from 2.722 metres to 3.114 metres with a Total Gross Internal Floor Area of approximately 11,229 ft sq (1043.11 m sq).

This structure is of traditional construction being steel framework under a profile sheet roof cover. This projection links into a room with a Total Gross Internal Floor Area of approximately 281 ft sq (26.07 m sq) which is the former printroom.

At the rear of the property there is a warehouse section that provides a Total Gross Internal Area of approximately 6,528 ft sq (606.45 m sq). The structure is of portal framework clad in profile sheeting and has an eaves height of approximately 6.8 metres.

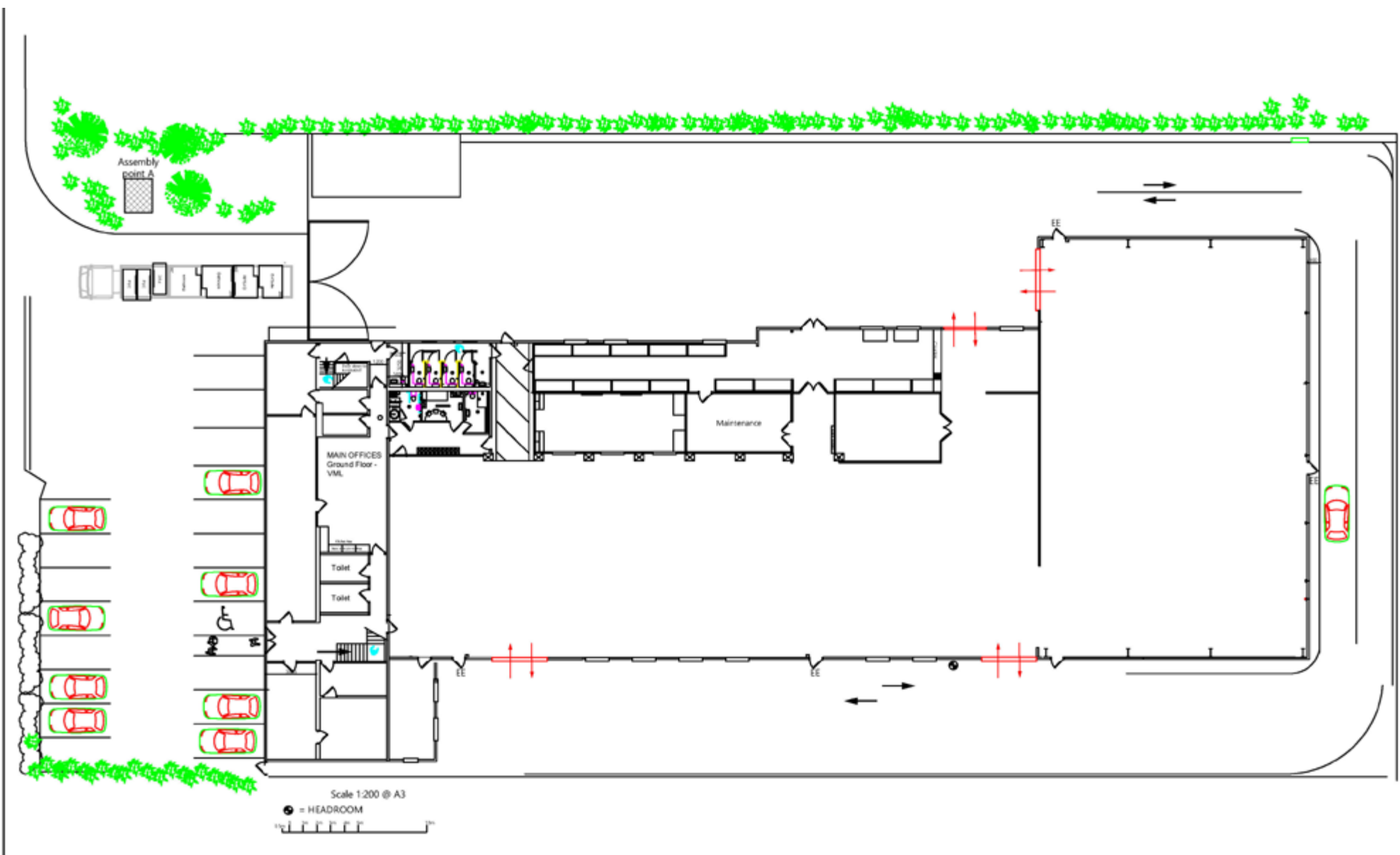
Externally the property benefits from car parking at the front of the property providing approximately 22 spaces fronting onto Longden Road and there is a service road running around the unit providing access to further car parking or yard area at the side of the property. Access to the property is directly from Longden Road. The property would lend itself to a variety of potential commercial uses. The property has a Total Site Area of approximately 1.138 acres (0.461 hectares).

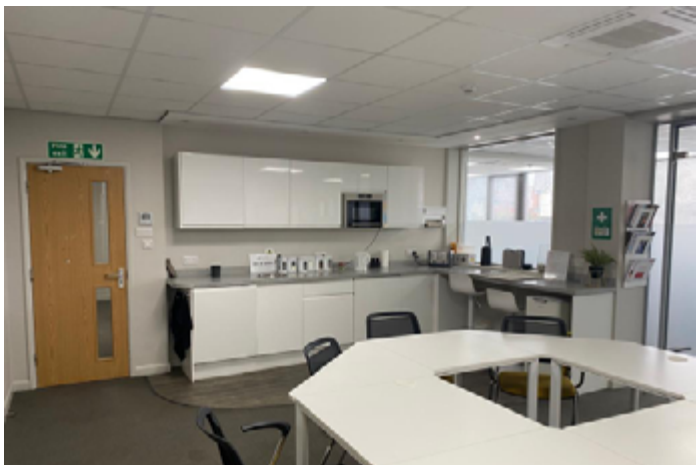
ACCOMMODATION

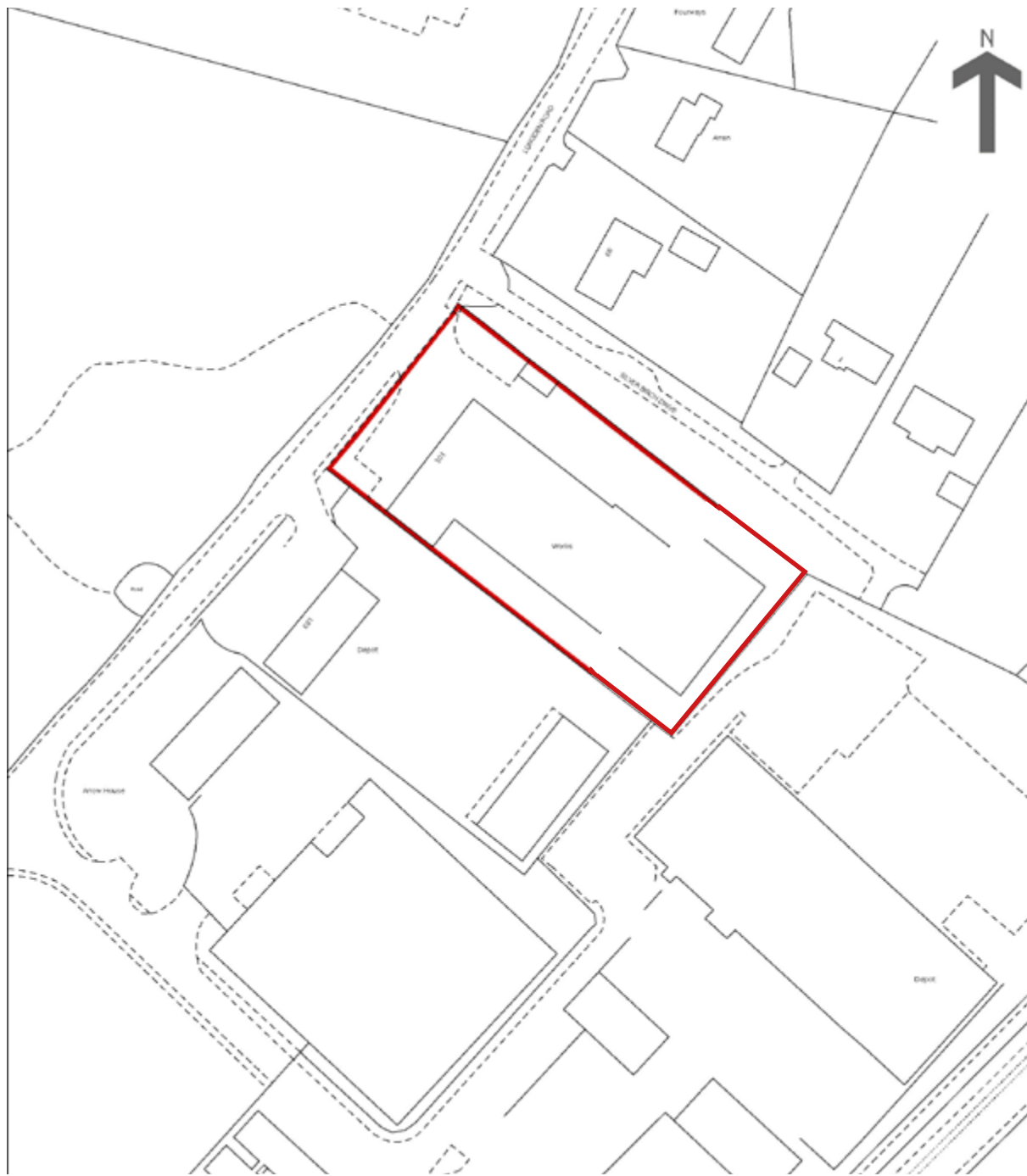
ALL MEASUREMENTS ARE APPROXIMATE

OFFICES	M SQ	SQ FT
GROUND FLOOR		
Total Gross Internal Floor Area	273.25	2,920
FIRST FLOOR		
Total Gross Internal Floor Area	273.25	2,920
WAREHOUSE		
Total Gross Internal Floor Area	1714.61	18,456
TOTAL SITE AREA		
Total Site Area	1.138	0.461









TENURE

The property is offered for sale freehold with vacant possession.

The property is held under the ownership of Title Numbers SL211464 and SL134741.

PLANNING

Interested parties are advised to make their own enquiries to the Local Authority.

The property is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order 1987.

LEGAL COSTS

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

VAT

We understand that the property is not elected for VAT and therefore VAT will not be charged on the sale price.

SERVICES

(Not tested at the time of our inspection.)

The property is understood to benefit from mains water, electricity (including three phase) and drainage.

PRICE


Offers in excess of £1,400,000 (One million, four hundred thousand pounds) (Exclusive)

RATES/EPC

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£64,600	£ 32,235	D (93)
RATES		EPC

LOCAL AUTHORITY

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


 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

VIEWING

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

[Commercial Department](#)

 01743 450 700

commercialmarketing@halls.gb.com

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