



Monthly Rental of £1000 (including Rates & Utilities)

Unit 1 Bank Top Industrial Estate, St. Martins,  
Oswestry

🏠 0 Bedrooms

🚿 0 Bathrooms

## Unit 1 Bank Top Industrial Estate, St. Martins, Oswestry SY10 7HB



First floor office premises in St. Martins.  
Extending to circa to 1394 sq ft (129.5 sq m) or thereabouts  
All services and WI-FI included in rent.  
Five parking spaces plus visitor parking.  
EPC Rating ' E ' 105



**General Remarks:** A rare opportunity to lease a serviced first floor office suite situated in a recently constructed development on the edge of the village of St. Martins. just off the A5/A483 trunk road. The open plan office space extends to 1394 sq ft (129.5 sq m) or thereabouts and also includes a Kitchenette and two W.Cs. The rental price includes all services (including underfloor heating) together with access to WI-FI. Five allocated parking spaces are also available together with additional visitor parking, all in a secure car park

**Location:** The offices form part of a recently constructed unit situated on the Bank Top Industrial Estate on the edge of the village. The industrial estate has recently undergone a major scheme of modernisation and benefits from excellent links onto the A5/A483 trunk roads giving easy access to Oswestry, Shrewsbury, Wrexham and Chester together with the A55 and motorway network. The area has an excellent bus service, whilst the nearby village of Gobowen (3 miles) has a main line train station offering direct services to Birmingham and Chester.

**Entrance Hall:** The offices benefit from a n exclusive entrance leading into a ground floor hall with stairs to first floor landing. Door into:

**Inner Hallway:** With doors off to:

**Gents WC:** With low level flush WC, pedestal wash hand basin with tiled splash back.

**Female WC:** With low level flush WC, pedestal wash hand basin with tiled splash back.

### Why let with us?

Dedicated to protecting you and your property, our letting team will make sure you stay compliant while finding you an ideal tenant. We have both fully managed and let only packages that give you the freedom to choose how hands-on you want to be, both of which include managing your tenant selection process and all the required paperwork.

[bowen.uk.com](http://bowen.uk.com)

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Main Office:** 48' 5" x 34' 0" (14.76m x 10.36m x 8.79) The main office suite is open plan at present but the Landlords would consider subdivisions as required. The space is heated by underfloor heating and has cable trunking containing ample power points and data points. To the one side is a Kitchenette with stainless steel sink and drainer and tiled splash back. Space for low level fridge.

**Parking:** The offices are situated within a secure compound. Directly to the front of the offices are 5 allocated car parking spaces, whilst there is also an additional visitors car park.

**EPC Rating:** EPC Rating - E '105'

**Utilities and Business Rates:** The quoted monthly rent includes reasonable usage (to be agreed prior to occupation) of electricity, water and the central Wifi system. Business rates are also included.

**Lease Terms:** Flexible lease terms are available. Please contact the Letting Agents to discuss specific requirements.

**Directions:** From the A5/A483 Gledrid Roundabout turn onto the B5070 signposted to St Martins. Continue for 1 mile before turning left onto the Bank Top industrial Estate. Continue to the end of the road where the unit will be found on the left.





A property business  
steeped in heritage  
with a forward  
thinking outlook.

[bowen.uk.com](http://bowen.uk.com)

**BOWEN**

PROPERTY SINCE 1862