



- New FRI lease / No deposit
- Refurbished units

- Car parking provisions
- Available immediately



TO LET

NEWLY REFURBISHED INDUSTRIAL UNITS WITH CAR PARKING

Pentre Industrial Estate, Pentre, Shrewsbury, SY4 1BP

LOCATION

The property is located in Pentre, which is approximately 1 mile from Nescliffe and within **close proximity of the A5 Trunk Road** (Main Oswestry to Shrewsbury Road) providing access to the national road network.

The property is situated approximately 8 miles from Shrewsbury, approximately 10 miles from Oswestry and approximately 24 miles from Telford.

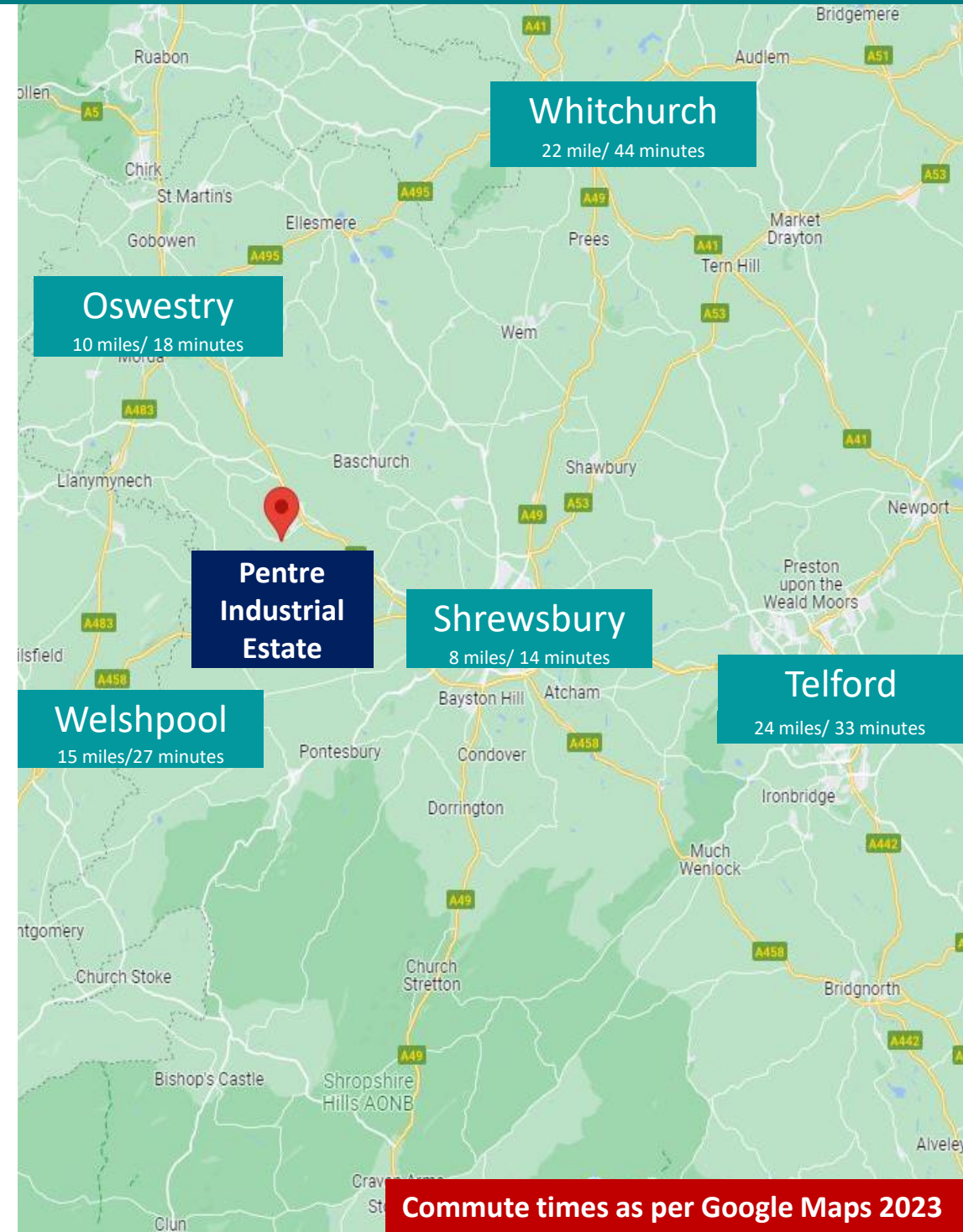
DESCRIPTION

The property comprises an established commercial estate occupying a total site area of approximately C.2.2 acres (0.91 hectares). The estate comprises a range of terraced and detached commercial units and porta-cabins that provide various sized units currently ranging from 269 ft² to 4,305 ft².

The estate is self-contained and benefits from dual entrance points with access gates. The units are a mixture of constructional types and have a variety of eaves heights.

SPECIFICATION

- Popular estate within Shrewsbury
- Self-contained units
- Roller shutter loading doors
- 3.05 m eaves high
- Translucent light panels
- Suspended lighting system
- Shared WC provisions
- 24/7 access
- Adjoining units can be combined to form a larger space
- Great transport links
- On-site car parking



ACCOMODATION

The approximate gross internal floor areas (GIA) are as follows: -

Unit	Size (Sq. ft.)	Size (Sq. m.)	Availability	Approx. Rent
1 / 1a	8,871	824	LET	n/a
2	3,310	308	Available	£475 pw
3	2,271	211	Available	£320 pw
4	2,040	190	LET	n/a
5	457	42	LET	n/a
6	688	64	LET	n/a
7	1,119	104	LET	n/a
8	1,668	155	LET	n/a
9	658	61	LET	n/a
10	2,271	211	LET	n/a
11	269	25	LET	n/a
12	1,442	134	LET	n/a
13	2,000	186	Available	£290 pw
14	2,305	214	LET	n/a
15	1,512	140	LET	n/a
16	1,453	135	Available soon	£210 pw
17	1,623	151	Under offer	£230 pw.
TOTAL	33,956	3,155		



LEASE TERMS

The units are available by way of a new FRI lease upon a term to be agreed.

RENT

From approx. £210 per week + VAT.

EPC

Copies of the EPCs are available upon request.

VAT

VAT will be charged on all costs.

SERVICE CHARGE

Service charge will be levied to cover the costs of maintenance, repair and upkeep of the shared common internal and external areas of the estate. Further details available upon request.

BUSINESS RATES

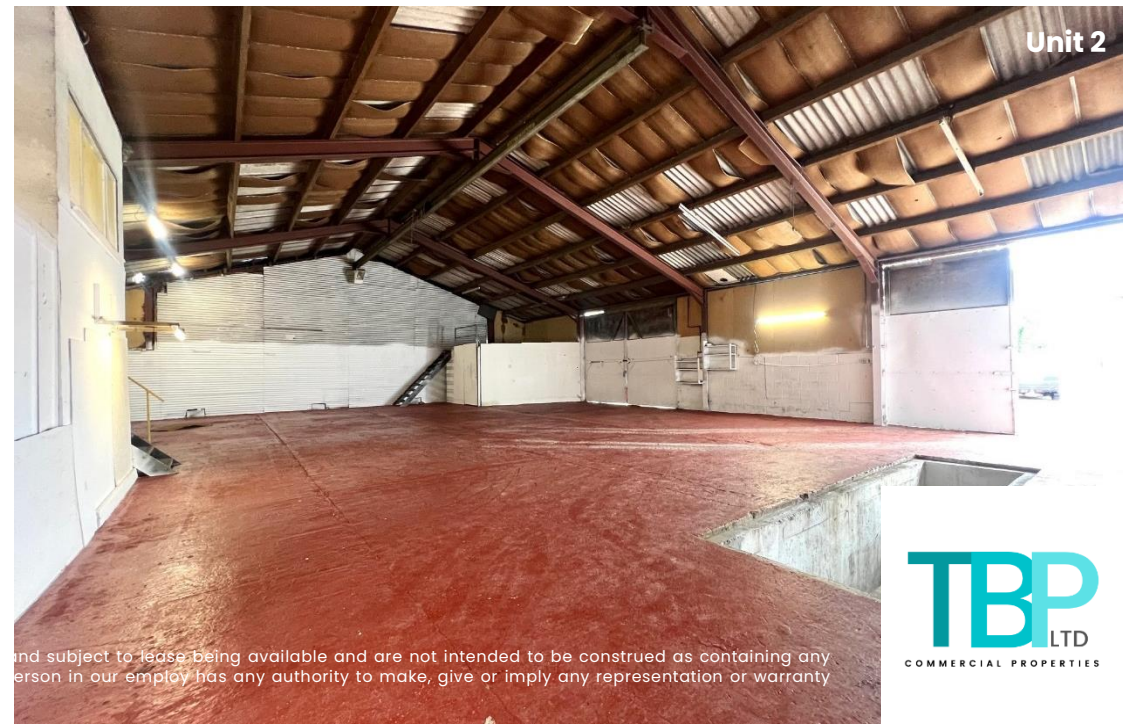
We advise all applicants to make their own enquiries through the local billing authority.

VIEWINGS

For further information or to arrange a viewing, please contact Patricia or Guy at 020 8861 0500 or by email at enquiries@propertyco.net



Unit 16



Unit 2