

# BOWEN

PROPERTY SINCE 1862



Asking Price £275,000

Unit 22 Ellesmere Business Park, Oswestry Road,  
Ellesmere, SY12 0EW

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## Unit 22 Ellesmere Business Park, Oswestry Road, Ellesmere, SY12 0EW



### General Remarks

A rare opportunity to purchase a commercial warehouse unit of steel portal frame construction located in the popular Ellesmere Business Park which offers excellent road access and lies within walking distance of Ellesmere town centre. The unit is served by mains water, drainage and 3 phase electric.

**Location:** The premises forms part of the Ellesmere Business Park, a well-established business park situated in the popular market town of Ellesmere. The larger towns of Oswestry, Shrewsbury and Wrexham, together with the City of Chester are easily within commuting distance, as is the motorway network beyond. Rail links are available at the nearby village of Gobowen where direct services to Wrexham, Chester, Shrewsbury and Birmingham are available.



### Accommodation

#### uPVC Double Entrance Door

**Reception:** 25' 0" x 17' 6" (7.61m x 5.33m) Dual aspect windows, spotlights to ceiling, reverse air-conditioning.

**W.C.:** Low level w.c with pedestal wash hand basin, tile flooring, spotlights to ceiling.

**Kitchen:** 8' 5" x 5' 2" (2.57m x 1.58m) Base units with work top surface above, stainless steel sink and drainer, tile flooring, spotlights to ceiling.

**Board Room:** 17' 6" x 9' 1" (5.33m x 2.77m) Spotlights to ceiling.

**Inner Hallway:** Under stairs storage cupboard.

**Workshop:** 47' 8" x 35' 11" (14.54m x 10.95m) Roller shutter door providing access to front elevation, separate uPVC pedestrian door to side, concrete flooring and strip lighting to ceiling.

**W.C.:** Low level w.c, pedestal wash hand basin, tiles to floor.

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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.

**Kitchen:** 5' 2" x 5' 0" (1.58m x 1.52m) Base units with work top surface above, stainless steel sink and drainer, tile flooring, spotlights to ceiling.

**Stairs to First Floor Landing Area**

**Mezzanine Floor:** 18' 10" x 12' 2" (5.74m x 3.70m)

**Shower Room:** Corner shower unit with electric shower.

**First Floor Office:** 21' 7" x 17' 6" (6.57m x 5.33m)  
Dual aspect windows, reverse air-conditioning.

**Eaves Storage:** 17' 6" x 12' 8" (5.33m x 3.87m)  
Restricted head room.

**Local Authority:** Shropshire County Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 678 9000

**Tenure:** We understand that the property is leasehold. The property is not subject to any ground rent.

**EPC Rating 37|B**

**Services:** The unit is connected to mains water, drainage and 3 phase electric.

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

Rateable Value: (2026/27): £12,500.00

Rates Payable: (2026/27): £5,400.00

Interested parties should make their own enquiries to the local authority.

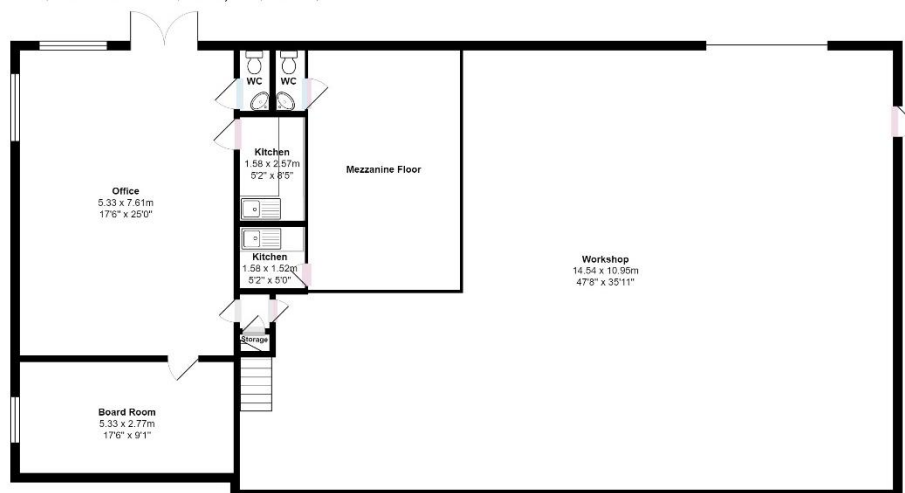
**VAT:** We understand the unit is elected for VAT and will be paid in addition to the purchase price.

**Viewing and Further Information:** For further information or to arrange a viewing please contact our Ellesmere office on (01691) 622534.

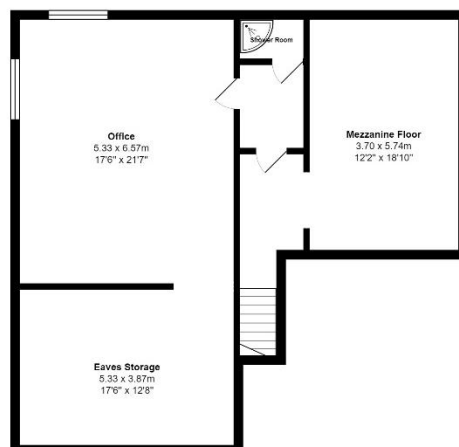
**Directions:** Proceed out of Ellesmere heading towards Oswestry on the (A495), at the roundabout turn right onto the Ellesmere Business Park, proceed through the Business Park taking the second right and Unit 22 can be identified in-front of you by the agents For Sale board.

**What3Words:** ///brambles.hikes.lipstick

Unit 22, Ellesmere Business Park, Oswestry Road, Ellesmere, SY12 0EW



Ground Floor



First Floor

Total Area: 303.7 m<sup>2</sup> ... 3269 ft<sup>2</sup> (excluding mezzanine floor)  
All measurements are approximate and for display purposes only



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steeped in heritage  
with a forward  
thinking outlook.

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