





## A 3,383sq. ft industrial unit with mezzanine level available to rent.

19,500pa

### Description

Unit 6B Mile Oak Industrial Estate is now vacant and available to rent. The unit offers versatile industrial space with a mezzanine level, ideal for storage or additional workspace. It features a full-height roller shutter door for easy access, concrete flooring and allocated parking directly to the front.

Internally, the unit includes two office spaces and a WC, making it suitable for a range of commercial and light industrial uses.

### Investment Opportunity

This unit is also available for sale, either individually or as part of a package with two other units on site. Please contact the agent for further details.

### Location

Oswestry is the largest market town in Shropshire, situated 15 miles south of Wrexham and 20 miles north west of Shrewsbury. The town is situated at the junction of the A5, A483 and A495 with the A5 providing direct access to the M54 and national motorway network.

## Services

Mains water, electricity and drainage  
Local Authority – Shropshire County Council  
Business rates: approximately £456pcm

## Viewings

Strictly through Roger Parry & Partners LLP only.

## Viewing and Further Information

For further information or to arrange a viewing, please contact the sole selling agents Roger Parry & Partners LLP. The agent accepts no liability for any injuries or damages which may occur by persons accessing the property or its grounds.

- **Industrial unit available to rent**
- **3,383sq. ft unit with mezzanine level**
- **Two internal office spaces & WC facilities**
- **Commercial roller shutter door**
- **Parking to the front**
- **Located on Mile Oak Industrial Estate in Oswestry**
- **Close to amenities**
- **AVAILABLE NOW**
- **INVESTMENT OPPORTUNITY**



**what3words**

went.socialite.neutron

## Viewing arrangements

Please contact:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, SY11 2SU

Or

Mercian House, 9 Darwin Court, Oxon Business Park,  
Shrewsbury, SY3 5AL

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.