



6 & 8
**CASTLE
FOREGATE**

SHREWSBURY

TO LET
**LIGHT INDUSTRIAL
UNITS IN SHREWSBURY**
2,300-2,830 SQ FT

SPACE TO THRIVE @

6 & 8

CASTLE FOREGATE

LOCATED ON CASTLE FOREGATE,
A CONVENIENT 5-MINUTE WALK FROM
SHREWSBURY STATION, THESE UNITS
ARE PERFECT FOR BUSINESSES
SEEKING A LIGHT INDUSTRIAL SPACE.

Both offer high specification features including electric roller shutters allowing for vehicle access, 3-phase power and 24/7 access. Unit 6 benefits from additional space across a mezzanine floor, and two office rooms offering additional operational space.



LOCATION

UNITS 6 & 8 ARE IDEALLY SITUATED IN THE HEART OF SHREWSBURY. THE BUSINESS PARK OFFERS AN IDEAL SETTING FOR LIGHT INDUSTRIAL OPERATIONS.

This site provides excellent access to major transport links, with the M54 connecting Shrewsbury to the M6 motorway.

The units are close to local amenities, with Shrewsbury Town Centre a 10-minute walk away. The area features a mix of commercial and industrial spaces, ensuring a supportive environment for businesses.



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TRAVEL TIMES

Shrewsbury Station



5 mins



Unit 8

ACCOMMODATION

UNIT	SQ FT	RENT PA
6	2,830	£24,000
8	2,300	£20,040

SPECIFICATION



**3-phase
power**

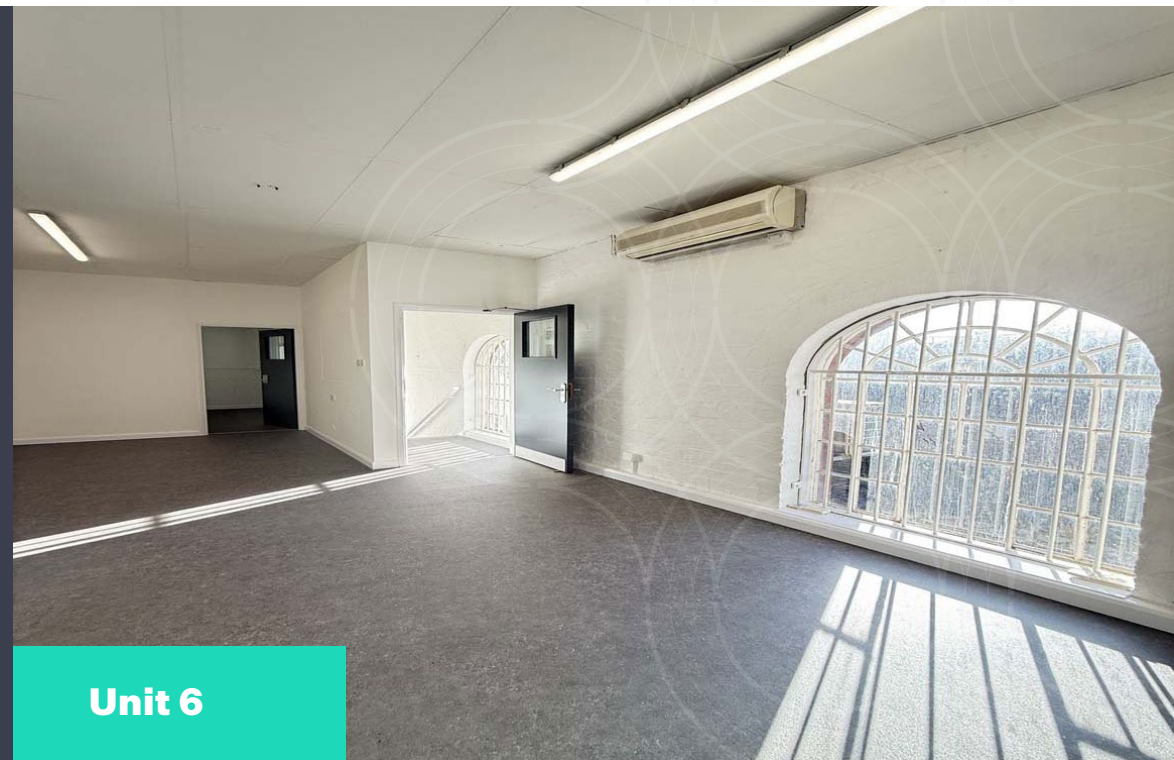
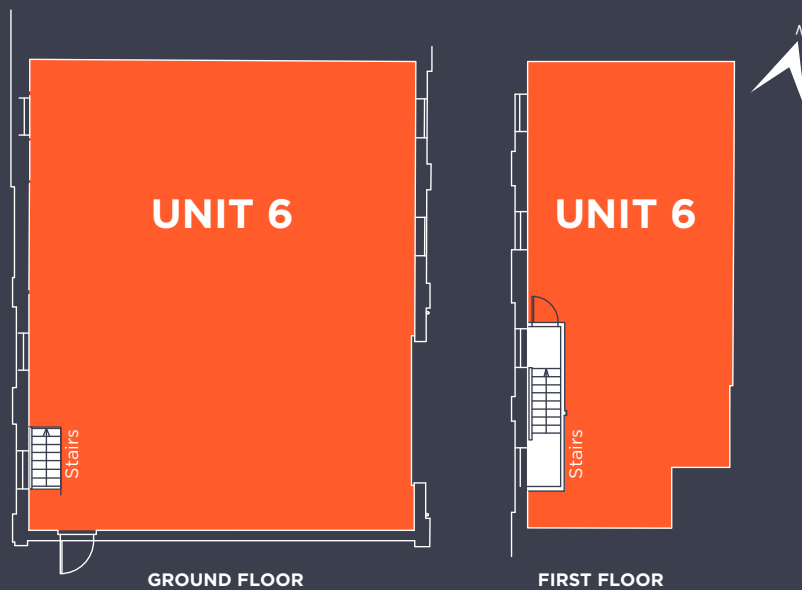


**Electric
roller
shutters**



**24/7
access**

FLOOR PLAN



COSTS PER ANNUM

Unit	6	8
Rent	£24,000	£20,040
Service charge	£6,120	£5,280
Insurance	£960	£720
Business rates	£7,800	£5,520
Indicative total monthly costs	£3,240	£2,580

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

Unit 6 - D.
Unit 8 - n/a.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent.

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The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

Conditions under which these particulars are issued. All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued February 2026.

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