



TO LET

4 RADFORD'S FIELDS, MAESBURY ROAD, OSWESTRY, SHROPSHIRE. SY10 8RA

- Well located building in popular Radford's Fields, off Maesbury Road, which is Oswestry's longest established industrial roadway leading into town.
- Steel portal frame unit of 2,461 sq.ft., with secure compound, front servicing and parking.
- **VIEWING – Celt Rowlands & Co. 01691 659659.**

LOCATION AND DESCRIPTION

Oswestry is the County of Shropshire's third largest town, with a former borough population of 33,000, and it has some large employers, including Arla Foods, British Telecom, Aico, Guttercrest and several others. These premises are well located on the long established industrial area around Maesbury Road on Radford's Fields.

Unit 4 comprises an industrial/business unit constructed on a steel portal frame with reinforced concrete floor, insulated roof incorporating natural light panels, strip LED lighting, three phase electricity, up and over service door with the following accommodation:-

Main Workspace (eaves height 3.4m) 202.89 m.sq. / 2,184 sq.ft.

Office/Ancillary Space including office room suitable for up to 3 people, 2No. wcs with wash basins (1 disabled wc), small kitchen area

25.74 m.sq. / 277 sq.ft.

Total Gross Internal Floor Area Approx.

228.63 m.sq. / 2,461 sq.ft.

Externally there is a good sized parking and servicing area to the immediate front of the building, together with a secure steel fenced and gated compound to the side, being newly created by the landlord.



RENT AND LEASE TERMS

The premises are offered to let for a term of years to be agreed on multiples of 3 years, on an effective full repairing and insuring lease. The rent asked is £14,000 p.a. There is a service charge (currently approximately £3,282.48 p.a.) mainly dealing with the structure, roof, external walls and common areas.

Insurance premium approximately £537.54 plus VAT, but will vary depending on the usage.

VAT - VAT is payable on the rent and service charge.

BUSINESS RATES -

We understand from viewing the Valuation Office Agency web site that the Rateable Value is £10,750. Interested parties should contact the Local Authority (Shropshire Council – 0345 6789002) to establish the current rates payable, as we believe concessions may apply.

EPC - Rating 'D'.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details