



## TO LET

### UNIT 5, OSWESTRY INDUSTRIAL BUILDINGS, OSWESTRY, SHROPSHIRE. SY10 8HA

- Highly accessible location off the main industrial thoroughfare in the town, suitable for a variety of manufacturing and warehousing businesses. Car parking.
- Unit amounts to approximately 8,509 sq.ft./790.5 m.sq.
- **VIEWING - Contact Oswestry Office: 01691 659659 [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)**

## LOCATION

Oswestry is the County of Shropshire's third largest town with a former Borough population of around 36,000 and a catchment substantially higher. The town has a range of substantial employers including British Telecom, Practice Plan, Inland Revenue and a multitude of office and industrial based companies.

These premises are situated in a highly accessible position on the Maesbury Road, which is the principal industrial thoroughfare leading from the town centre to the A483 Welshpool/town bypass.

## DESCRIPTION

A steel portal frame building with insulated profile metal cladding to walls and roof, incorporating roof lights, providing the following accommodation.

|   |  |
|---|--|
| Main Warehouse/Manufacturing Area   | 453.72 m <sup>2</sup>                      |
| Second Warehouse Area, currently racked out, which can be used by the tenant as an option with eaves height of 3.5 metres approximately                                       | 191.90 m <sup>2</sup>                      |
| Offices and Ancillary comprising Office space combined with potential canteen with kitchen area, ladies and gents wcs   | 40.00 m <sup>2</sup>                       |
| Delivery Bay adjoining racked area with roller shutter door   | 32.15 m <sup>2</sup>                       |
| Office/Conference Suite, fitted out with carpeting, good supply of sockets and telecommunication points, wall mounted electric radiator/heaters, windows with security grills | 72.75 m <sup>2</sup>                       |
| <b>Total gross internal floor area approx.</b>  | <b>790.50 m<sup>2</sup> / 8,509 sq.ft.</b> |

## Yardage and Parking

A reasonable size delivery yard with parking area at the front of the building.

## Services and Facilities

It is understood that this building has three phase electrical supply.

## RENT AND LEASE TERMS

Offers sought in the region of £27,000 p.a. on a full repairing and insuring basis for a term of years to be agreed, with the ingoing tenant being responsible for the landlord's reasonable legal costs in connection with the granting of the lease.

All rental offers will be given consideration.

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

## VAT

## BUSINESS RATES -

We understand from viewing the Valuation Office Agency web site that the Rateable Value is £26,000. Interested parties should contact the Local Authority (Shropshire Council – 0345 6789002) to establish the current rates payable.

## EPC

Rating 'E';

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