



TO LET

UNIT 6, OSWESTRY INDUSTRIAL BUILDINGS, MAESBURY ROAD, OSWESTRY, SHROPSHIRE. SY10 8HA

- High bay warehouse/unit of 4,029 sq.ft., with 6.2m high roller shutter door and mezzanine. On site parking.
- Situated just off Maesbury Road, adjoining Unit 7 (also to let).
- **VIEWING: Celt Rowlands & Co. 01691 659659.**

LOCATION

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

These premises are situated within the industrial estate adjoining the former Dulux building, which it also now to let, with the main arterial road running through Oswestry's industrial area, connected with the A483 for Welshpool.

DESCRIPTION

A high bay steel portal frame, modern style warehouse with 6.2m eaves height approx., with profile steel cladding, reinforced concrete flooring, profile clad roof incorporating roof light panels, high roller shutter door.

The accommodation comprises:-

Main open Warehouse Space to full eaves height, incorporating small WC, stairs to Mezzanine.

187.82 m.sq.

Space below mezzanine, ideal for storage.

30.50 m.sq.

Ancillary Space to include **Office, Staff Canteen.**

65.00 m.sq.

Total Gross Internal Ground Floor Area of Building Approx.

283.32 m.sq. / 3,050 sq.ft.



Mezzanine Space accessed via staircase with rear external fire escape, being made up of a number of office/light manufacturing rooms, perimeter trunking and incorporating **Small Kitchen Area** with **WC**.

91.00 m.sq. / 979 sq.ft.

Total Gross Internal Floor Area of Ground and Mezzanine

374.32 m.sq. / 4,029 sq.ft.

Externally/Parking - A useful number of front car parking spaces, and at the rear there is land which could be improved for yardage/compound if required.

SERVICES - All main services are connected to the building, but the onus is on interested parties to check and test these.

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

RENT AND LEASE TERMS - These premises are offered at a rent on application, with the ingoing tenant being asked to discharge the landlord's reasonable legal costs in connection with the granting of the lease.

VAT – We understand that the property is not elected for VAT, but we await confirmation on this point.

BUSINESS RATES – Please speak to the Local Council – Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable.

EPC RATING – 'D'.

VIEWING Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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