



TO LET

UNITS B2, BANK TOP INDUSTRIAL ESTATE, ST. MARTINS, NR. OSWESTRY, SHROPSHIRE. SY10 7HB

- Highly convenient and accessible, less than a mile off the A5 at the Gledrid interchange (BP/Marks and Spencer Simply Food and Dobbie's Garden Centre/Chirk Junction),
- Positioned at entrance to the estate, so highly visible.
- One remaining unit of 2,060 sq.ft. approx. High bay and only just finished construction.
- **VIEWING: Celt Rowlands & Co. 01691 659659. Sub Agents: Forge Property Consultants.**

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

Situated a few miles North of Oswestry, along the A5 at Gledrid roundabout (Marks and Spencer's Simply Food/BP fuel station, Dobbie's Garden Centre and Gledrid Industrial Estate). Bank Top Industrial Estate is located less than a mile along the B507 for St. Martins. These newly developed units are now ready for occupation, with a profile to the main B Road, and situated at the entrance to the estate. The only remainder unit is Unit B2.

DESCRIPTION

A terraced unit of steel frame units with reinforced concrete floor, insulated profile steel cladding to walls and roofs, incorporating roof light panels with roller shutter service doors and integral offices and WC. If required, further office space may be constructed, subject to agreement.

The unit is approximately 2,060 sq.ft. gross internal floor area/191.40 m.sq.

Externally and to the front, there are three car parking spaces provided.



SERVICES

Main supplies of 3 Phase electricity, water and drainage.

RENT AND LEASE TERMS

A rent of £16,500 p.a., subject to contract, on a full repairing and insuring lease, subject to a small service charge provision for a term of years to be agreed.

VAT will be payable on the rent.

BUSINESS RATES

The building has a rateable value of £9,300, and interested parties should speak to the Local Council – Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable. Concessions may apply.

EPC RATING - An EPC has been commissioned and will be available shortly.

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

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