



TO LET

UNIT 7, OSWESTRY INDUSTRIAL BUILDINGS, MAESBURY ROAD, OSWESTRY, SHROPSHIRE. SY10 8HA

- Formerly Dulux Paints, and ideal for trade counter usage, visible from the main Maesbury Road.
- Unit of 5,653 sq.ft. gross internal approx. Good car parking and potential yardage/compound.
- 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 centrally situated on the estate just off the Maesbury Road, which is the main arterial road running through Oswestry's industrial area, connected with the A483 for Welshpool.

DESCRIPTION

A steel portal frame modern style trade counter/industrial unit, with profile steel cladding, profile clad roof incorporating roof light panels, reinforced concrete floor, eaves height of 3.1m, warm air blower (not tested).

The accommodation comprises:-

Main Trade Counter Unit incorporating one bay as a loading bay with roller shutter door, main glazed customer entrance.

436.42 m.sq.

Ancillary Space to include **Ladies and Gents WCs, Kitchen/Staff Canteen** and **Two Offices**.

49.90 m.sq.



Link Section which could be used for showroom/offices, leading to adjoining Unit 6, but blocked off from Unit 6, and with side window.

38.85 m.sq.

Total Gross Internal Floor Area of Building Approx. 525.17 m.sq. / 5,653 sq.ft.

Externally/Parking

A useful number of front car parking spaces, and at the rear there is further 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.

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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. Lease terms to be discussed.

VAT – We understand that the building is not elected for VAT.

BUSINESS RATES

Interested parties should 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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