



TO LET

GLOVERS MEADOW, OSWESTRY. SY10 8NH

- A range of industrial units between 470- 13,320 sq.ft, plus office suites.
- Prominent position on Glovers Meadow near the junction with Maesbury Road being the main established industrial area for the town.
- To let on leases incorporating flexibility.
- 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 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.

The units are situated on Glovers Meadow, only around 30m off, and visible from, Maesbury Road, which is the main industrial arterial road linking the A483 to the town centre.

DESCRIPTION

A modern style, purpose constructed cold storage building which can be used for a variety of different warehousing/storage and industrial purposes, divided into a number of unit areas which allow for a variety of connotations as to how the space can be occupied.

Unit No.	Approx. Area	Approx. Eaves
Unit 1, Office	239 sq.ft.	-
Unit 2, Industrial	1237 sq.ft.	3.80m
Unit 3, Industrial	1239 sq.ft.	3.80m
Unit 4, Industrial	1645 sq.ft.	4.25m
Unit A, Industrial	2464 sq.ft.	2.77m
Unit 5, Industrial	6027 sq.ft.	6.30m
Unit 6, Industrial	470 sq.ft.	4.25m



The office suites in the business centre adjoining, currently available, with the following approximate floor areas:-

Unit 9	330 sq.ft.
Unit 10	325 sq.ft.
Unit 14a	550 sq.ft.

If all of the industrial units are combined, to include office Unit 1, then a total amount of industrial space, with a small element of offices gives a total of 13,320 sq.ft., plus further office space which could be taken in the business centre, for those requiring the maximum amount of space.

Interested parties need to contact the agents to discuss the amount of space they require, and how the subject property could be made to satisfy an occupiers' needs.

Externally/Car Parking

There is ample parking upon the site, and in the front of the industrial units a large circulation yard and a substantial weather canopy which makes the space ideal for year round protected servicing of the units which benefits from it.

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RENT AND LEASE TERMS

On application to the agents, who can confirm the level of rents and lease terms available, subject to contract.

BUSINESS RATES

The agents can give a guide as to the level of business rates payable, but interested parties should contact Shropshire Council to ascertain what level of business rates will be applicable. Concessions may apply.

EPC RATINGS – EPC's have 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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