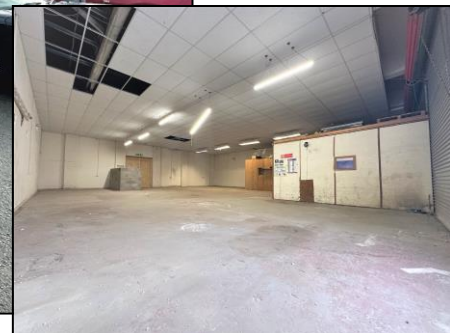


TO LET

TSR

TOWLER SHAW ROBERTS

SPACIOUS TRADE COUNTER/WAREHOUSE FACILITY IN POPULAR TRADE PARK LOCATION



UNITS 11 H&J
CENTURION TRADE PARK
KENDAL ROAD
SHREWSBURY
SHROPSHIRE
SY1 4EH

- Attractive mid terrace trade counter / warehouse unit extending in total to approx. 2,909 sqft (270.27 sqm) with forecourt parking and loading facilities.
- Well-appointed accommodation incorporating integral reception, office and w.c. with large warehouse / storage area to the rear.
- Sought after Trade Park location with easy access to the A5 bypass, A49 and M54 Motorway.
- Available To Let on a new Lease. Rent: **£15,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

Centurion Park is well located on Kendal Road in Harlescott, approximately two miles north of Shrewsbury Town Centre. The Trade Park has excellent transport links with direct access to the A5 bypass, A49 and M54 Motorway.

Shrewsbury is the historic County Town and main administrative centre of Shropshire strategically located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles North West of Birmingham and 45 miles south of Chester.

Description

This mid terrace /warehouse provides spacious accommodation extending in total to approx. 2,909 sqft (270.27 sqm) The accommodation is configured internally to provide integral reception, office and toilet facilities to the front with an open plan warehouse area to the rear having 2 front roller shutter loading/access doors.

In addition, the property benefits from on-site car parking to the front of the premises.

Accommodation

	Sqft	Sqm
Open plan warehouse with: Integral reception, break room and w.c.	2,909	270.27
Total	2,909	270.27

Services (Not Checked or Tested)

It is understood that mains water, electricity and drainage services are connected to the unit. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The property is available To Let on flexible terms to be agreed, on a tenant's full repairing and insuring basis.

The lease is to be contracted outside the secure of tenure provisions of the Landlord and Tenant act 1954.

Rent

£15,000 per annum exclusive, payable quarterly in advance.

Business Rates

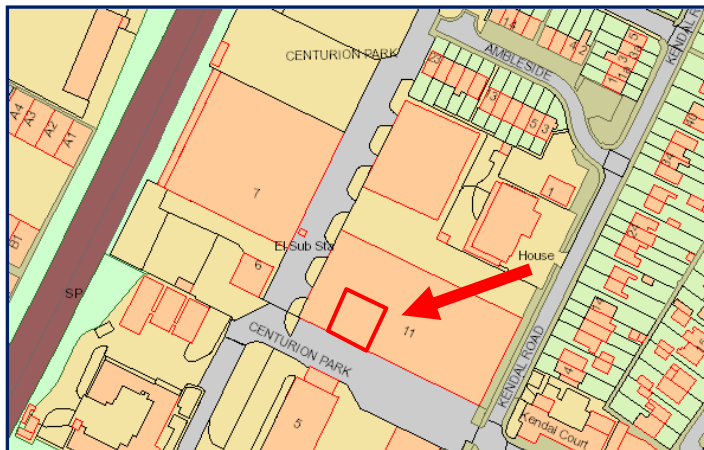
At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Workshop and premises
Rateable Value - £10,250

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority

Trading Hours

The units at Centurion Trade Park are permitted to trade from 8am to 6pm, Monday to Saturday. A key code to the main gates will be given to each of the Tenants for access outside of these times.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: TBC

Service Charge

There will be an estate service charge to cover the cost of lighting, maintenance and repair of the development to include landscaping, roads, boundaries etc. Further details are available from the Letting Agents upon requests.

Planning

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. TEL: 0345 678 9000.

Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

VAT

It is understood that the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

May 2023

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenthall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."