

CENTURION PARK

New build commercial unit

TO LET

Centurion Park, Kendal Road, Shrewsbury SY1 4EH

48



Key Points

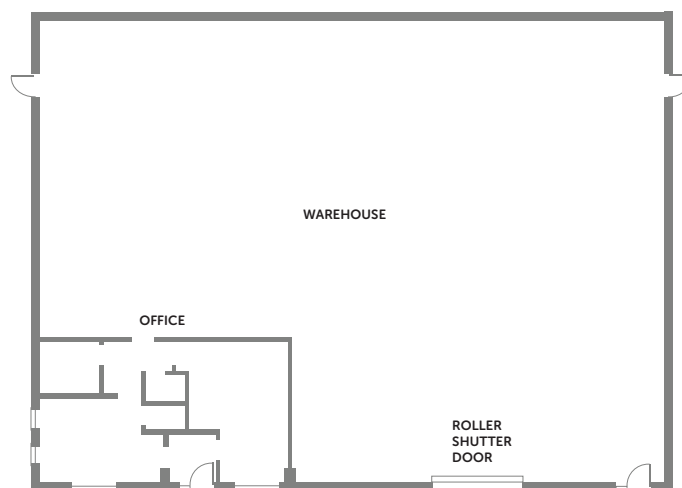
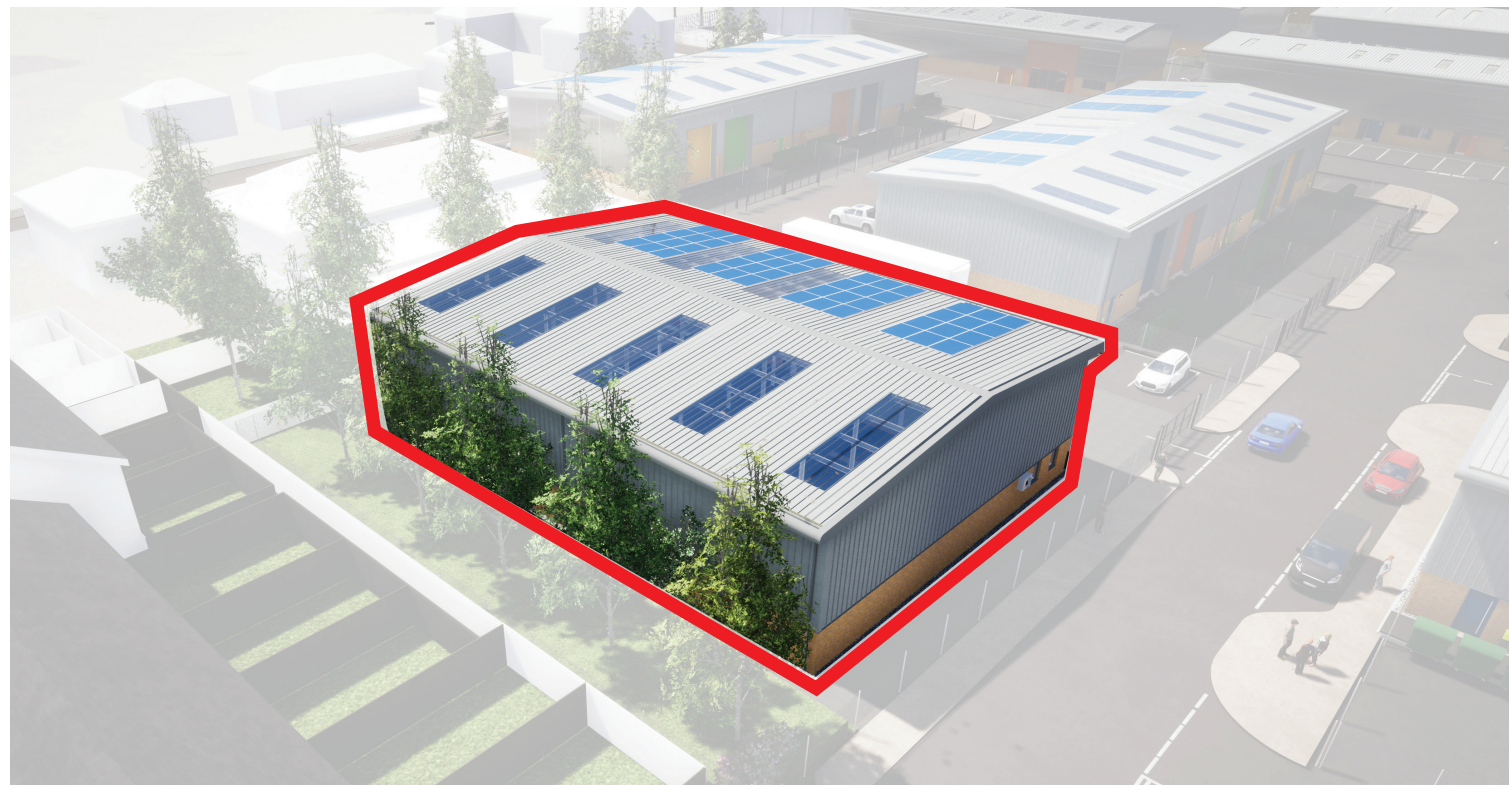
- New build Grade A warehouse/ trade counter unit extending to approximately 6,091 sqft (566 sqm) with generous secure yard.
- Clear span warehouse with integral offices and welfare facilities.
- Minimum internal eaves height of 7m with 5m high roller shutter loading door.
- The unit has private, secure parking including 2 electric charging points.
- Located on the popular Centurion Park with good access to the main road network.
- Available 2025.

Location

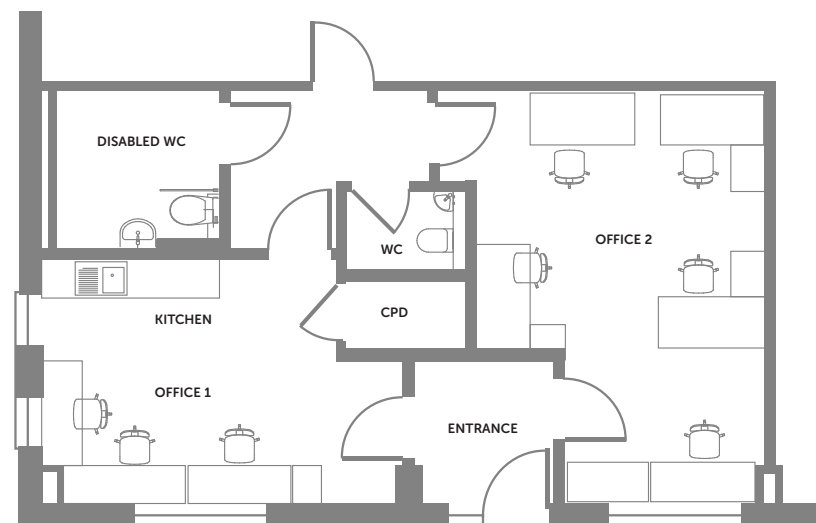
Centurion Park is well located on Kendal Road in an established commercial and residential area approximately two miles north of Shrewsbury town centre.

The estate provides excellent access to the main road network, being approximately 1 mile and 3 miles from the A49 and A5 respectively, with the A5/M54 leading into the West Midlands conurbation.

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.



UNIT LAYOUT



OFFICE LAYOUT



Illustration showing future phases

Services (Not Checked or Tested)

It is understood that mains water, electricity (Including 3 Phase), gas and drainage services are connected or available 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 a new Tenant's full repairing and insuring lease on terms to be agreed.

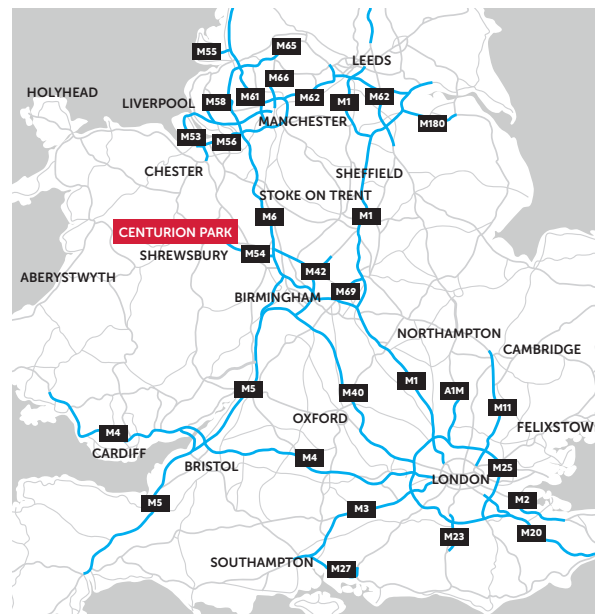
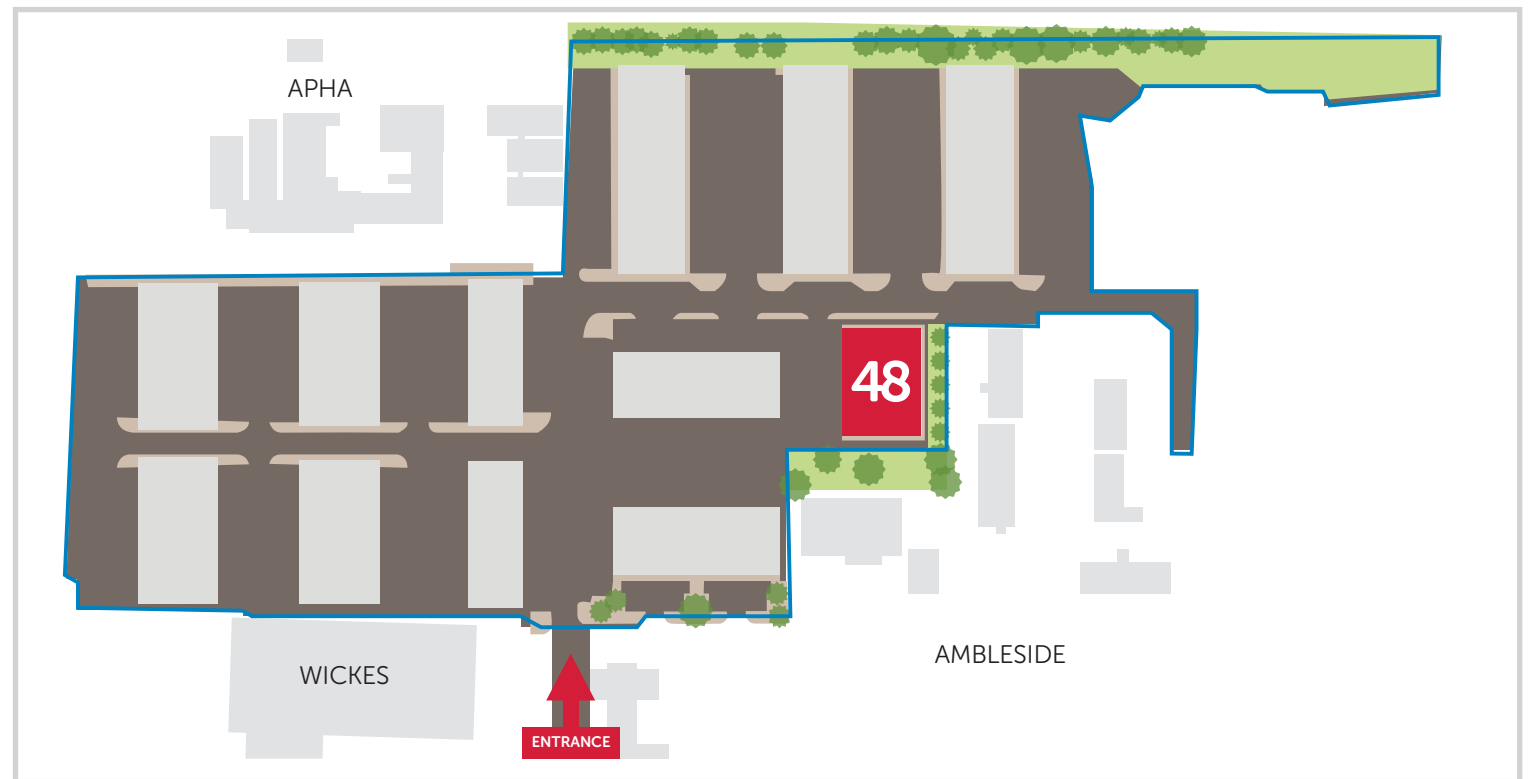
Rent

Rent on application

Service Charge

There will be an estate service charge payable in addition to the rent to cover the communal expenditure and site maintenance.

Further details are available from the Letting Agents upon requests.



Business Rates

To Be Assessed.

Energy Performance Rating

Target EPC Rating: A

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.

Planning

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

VAT

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

Viewing

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



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PROPERTY

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