



3-4

STADIUM POINT

BUSINESS PARK

INDUSTRIAL UNITS TO LET

Self contained yard and car park

7,964 ft² (739.8 m²)

Oteley Road, Shrewsbury,
Shropshire. SY2 6NE
[///look.movies.lands](http://look.movies.lands)

MORRIS
PROPERTY

A PREMIER BUSINESS PARK

Covering 28 acres, Stadium Point is a premier business park that blends office and commercial units on the south side of Shrewsbury. The development has been designed to create an attractive, low-density, and welcoming environment, perfectly meeting the needs and expectations of the modern occupier in a thriving and accessible location.

Key Features:

- **Prime Location:** Easy access to the A5 Shrewsbury bypass ensures excellent connectivity for businesses and commuters
- **Energy Efficient:** EPC rating A. Solar PV panels and EV chargers as standard
- **Access to Amenities:** Park & Ride and bus stops nearby. Walking distance to Meole Brace Retail Park, Lidl, ALDI and Percy Thrower's Garden Centre, providing convenience for businesses and employees



UNIT DESIGN

Purpose built industrial units

A highly prominent single storey detached warehouse/ industrial unit, comprising 7,964ft² (739.8m²) with its own self-contained yard and car park.

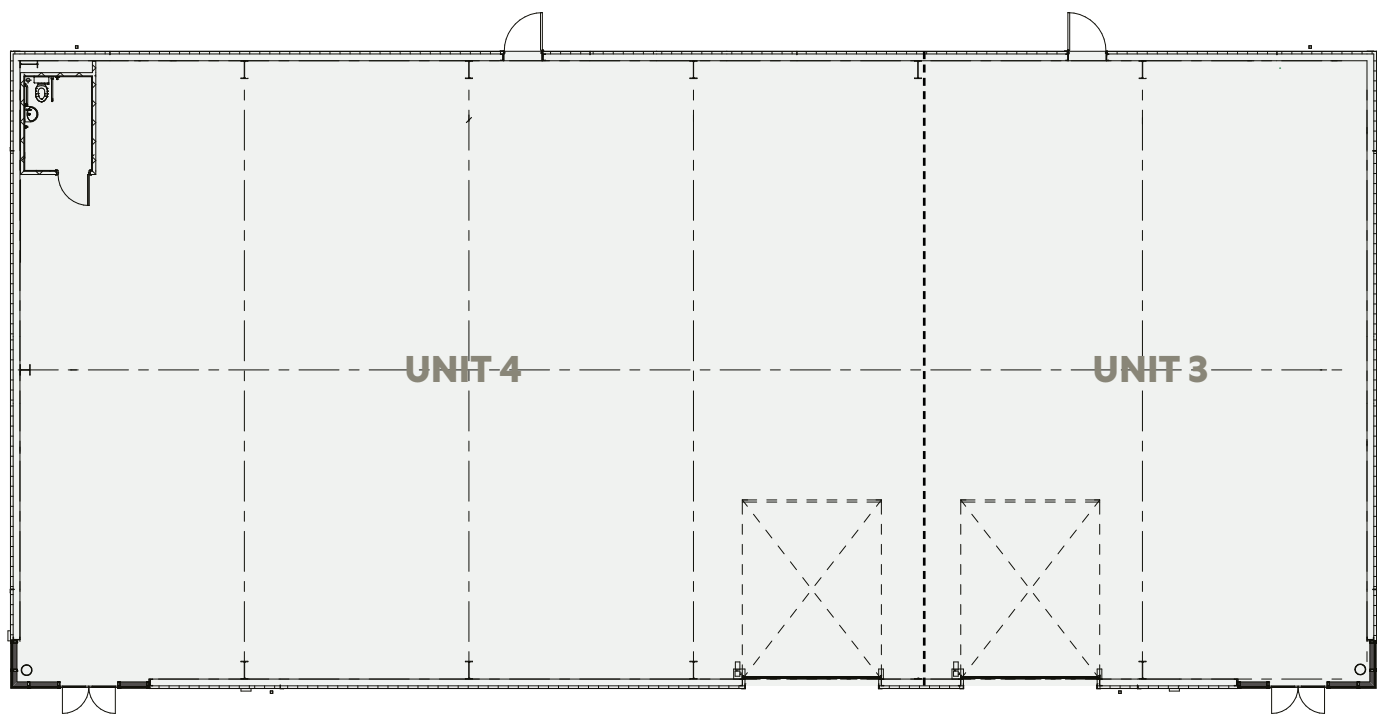
The unit benefits from 7m clear eaves height, full glazed entrances to either end of the building, electric roller shutter door and disabled WC already installed in unit 4. The unit has been already divided into 2 units comprising unit 3 - 2,654ft² and unit 4 - 5,310ft² so could be fitted out with offices to part and warehouse accommodation to the remainder. The unit has a floor loading of 50kn/m².

With thermal glazing and PV panels to the roof and an EPC rating of A, these units offer energy efficient solutions to assist operational running costs.

These units offer excellent branding opportunities on the front and rear of the units and overlook the football ground with a small lawned area to the rear which could be breakout space for staff on site.



SPECIFICATION



Accommodation GIA

Unit	FT²	M²
3	2,645	246.5
4	5,310	493
Combined	7,964	739.8



7m clear eaves



Disabled WC installed



PV panels for renewable energy



Fully glazed entrances



Full height electric loading doors



50kn/m² floor loading



Park & Ride

McDonalds

Sainsbury's

Meole Brace
Retail Park

Bannatyne
Health Club

Shrewsbury Town
Football Club

Lidl

Meole Brace
Golf Course

3-4
**STADIUM
POINT**
BUSINESS PARK

OSWESTRY/
WREXHAM/WALES

A5

TELFORD M54

BUSINESS PARK

KEY FEATURES



Prime location

Good links to A5 and motorway network



CCTV and security barriers

Enhanced protection for peace of mind



Dedicated parking

Allocated forecourt parking including electric charging points



Generous glazing

For a brighter working environment



Amenities

Footpath network and landscaped breakout areas for staff amenity



Landscaped space

Maintained landscaping



Park signage

Clear wayfinding signage for visitor and delivery navigation



Maintained private roads

Managed in-house by Morris Property



Green travel plan

The local area is served by cycle routes and a Park & Ride, a five minute walk from the park



Sustainable

Target EPC rating A



PARK LIFE

BENEFITS FOR YOU AND YOUR STAFF

- Well designed, modern flexible industrial space
- Secure location with self-contained parking including EV chargers
- Close proximity to public transport, Park & Ride and cycle paths
- Excellent nearby facilities to walk/drive to for food shopping or leisure
- Park designed to offer occupiers breakout space and enjoy nature with both footpaths and ponds



THIS LOCATION UNLOCKS OPPORTUNITY



Strategically located on the south side of Shrewsbury with excellent road links to the Shrewsbury bypass 1.5 miles away which leads to the M54 Motorway and M6 junction 35 miles away, accessing West Midlands and Manchester conurbations



	Miles	HGV Drive time
JCT 10a M6 motorway	35	42 minutes
Telford	15	18 minutes
Wolverhampton	34	40 minutes
Birmingham	48	57 minutes
Manchester	84	1 hour, 40 minutes
Wrexham	31	37 minutes
Chester	44	52 minutes
Nottingham	86	1 hour, 43 minutes



Birmingham Airport	58	1 hour, 9 minutes
Manchester Airport	76	1 hour, 31 minutes
East Midlands Airport	76	1 hour, 31 minutes
Liverpool Airport	67	1 hour, 20 minutes



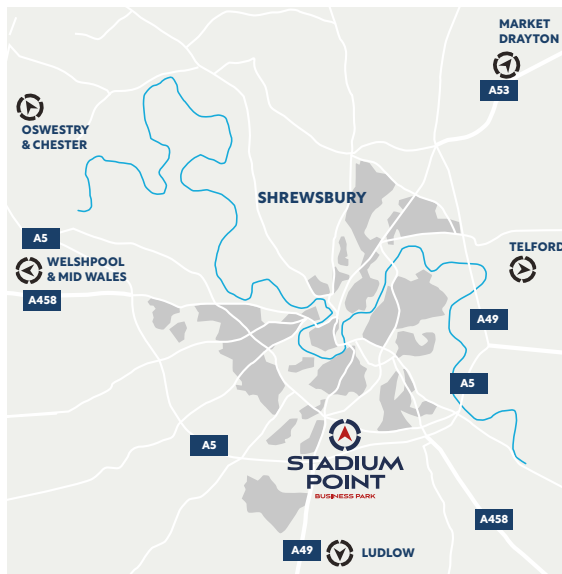
Port of Holyhead	121	2 hours, 25 minutes
Port of Liverpool	64	1 hour, 16 minutes
Port of Felixstowe	208	4 hours, 9 minutes
Port of Bristol	129	2 hours, 34 minutes

These are approximate times and distances quoted.

SHREWSBURY

Shrewsbury is beautifully situated on the banks of the River Severn and serves as the main commercial and administrative centre of Shropshire. The town is experiencing rapid growth, offering a unique blend of economic, cultural and educational opportunities in one of the most picturesque parts of the county. With its excellent road and rail links and vibrant economy, Shrewsbury stands out as a prime location for businesses looking to thrive.

- **Strategic Location:** Shrewsbury is strategically positioned at the intersection of the A49 and A5 trunk roads, providing excellent connectivity to the broader road network, facilitating easy access for businesses and commuters.
- **Cultural and Educational Hub:** The town offers an exceptional blend of cultural and educational resources with several schools rated within the top GCSE performers in the country, enhancing the quality of life for residents and employees.
- **Lifestyle:** From medieval architecture to cool bars and riverside restaurants, more independent shops than national chains and plenty of green spaces to explore, a good live/work balance is easy to achieve.



TENURE

Available on a 999 year lease subject to a ground rent of £100pa increased every 25 years by £100.

Guide Price

Upon application.

Service charge

An estates service charge is payable in addition for the maintenance and upkeep of the communal areas within Stadium Point.

Energy Rating

EPC: A

VAT

All rents and other charges are exclusive of VAT to be payable in addition.

Business Rates

Yet to be assessed for Business Rates by the Local Authority.

Legal Costs

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



For further information
or to arrange a viewing
please contact:

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