



Unit 4, Wem Business Park, Shrewsbury, SY4 5JX

To let- Commercial unit with a Gross Internal Floor Area of approximately 1424 ft sq (137 m sq)

Summary

Tenure	To Let
Available Size	1,424 sq ft / 132.29 sq m
Rent	£8,000 per annum
Rates Payable	£3,542.90 per annum
Rateable Value	£7,100
EPC Rating	D (78)

Key Points

- A commercial unit suitable for a variety of commercial uses
- Total Gross Internal Floor Area of approximately 1424 ft sq (137 m sq)
- Forming part of an established popular industrial estate
- Modern commercial unit

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DESCRIPTION

The property comprises of a semi detached, single storey commercial unit that provides a Total Gross Internal Floor Area of approximately 1,424 ft sq (137 m sq). The unit is in part brickwork and part clad in profile sheeting. The unit benefits from up and over door to the front elevation and has an eaves height of approximately 5 metres.

Within the unit there is a separate office and kitchen area and male and female toilet facilities

The unit externally benefits from communal parking on site at front of unit.

The unit would ideally lend itself to a variety of commercial uses.

LOCATION

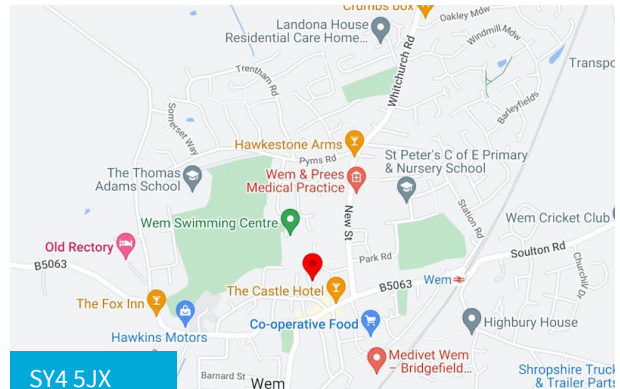
The property is located within an established commercial estate in the town of Wem. The popular estate is located within proximity of all local amenities.

VIEWINGS

Viewings are strictly by appointment only, please contact the agents.

TERMS

The property is available to let on a new Tenants Full Repairing and insuring Lease subject to service charge provisions for a length of term by negotiation with rent reviews at three yearly intervals. The lease is to be granted outside the landlord and Tenant Act 1954 Part 2.



Viewing & Further Information JAMES EVANS

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