



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

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

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

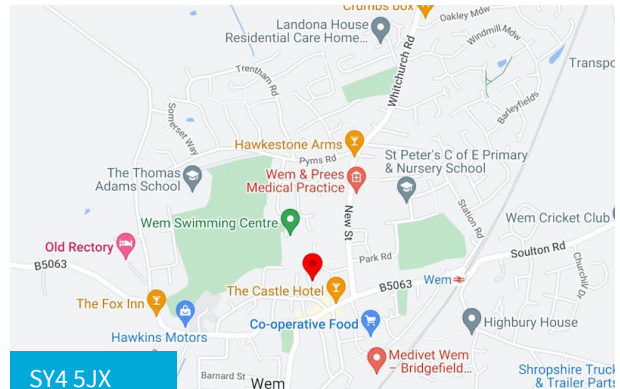
The property is located within an established commercial estate in the town of Wem. The popular estate is located within proximity of all local amenities.

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

01743 450 700 | 07792 222 028

james.evans@halls.gb.com

ELLIE STUDLEY

01743 450 700 | 07538 912 096

e.studley@halls.gb.com

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority. . Generated on 29/10/2024

