



**FOR SALE**

**COMMERCIAL UNITS FORMING PART OF A HIGH QUALITY NEW BUILD DEVELOPMENT**

**UNITS 23,24 AND 25 OLLERTON BUSINESS PARK, CHILDS ERCALL, MARKET DRAYTON, SHROPSHIRE, TF9 2EJ**

# KEY POINTS

UNITS RANGING FROM  
**5,618 - 13,950**  
SQFT

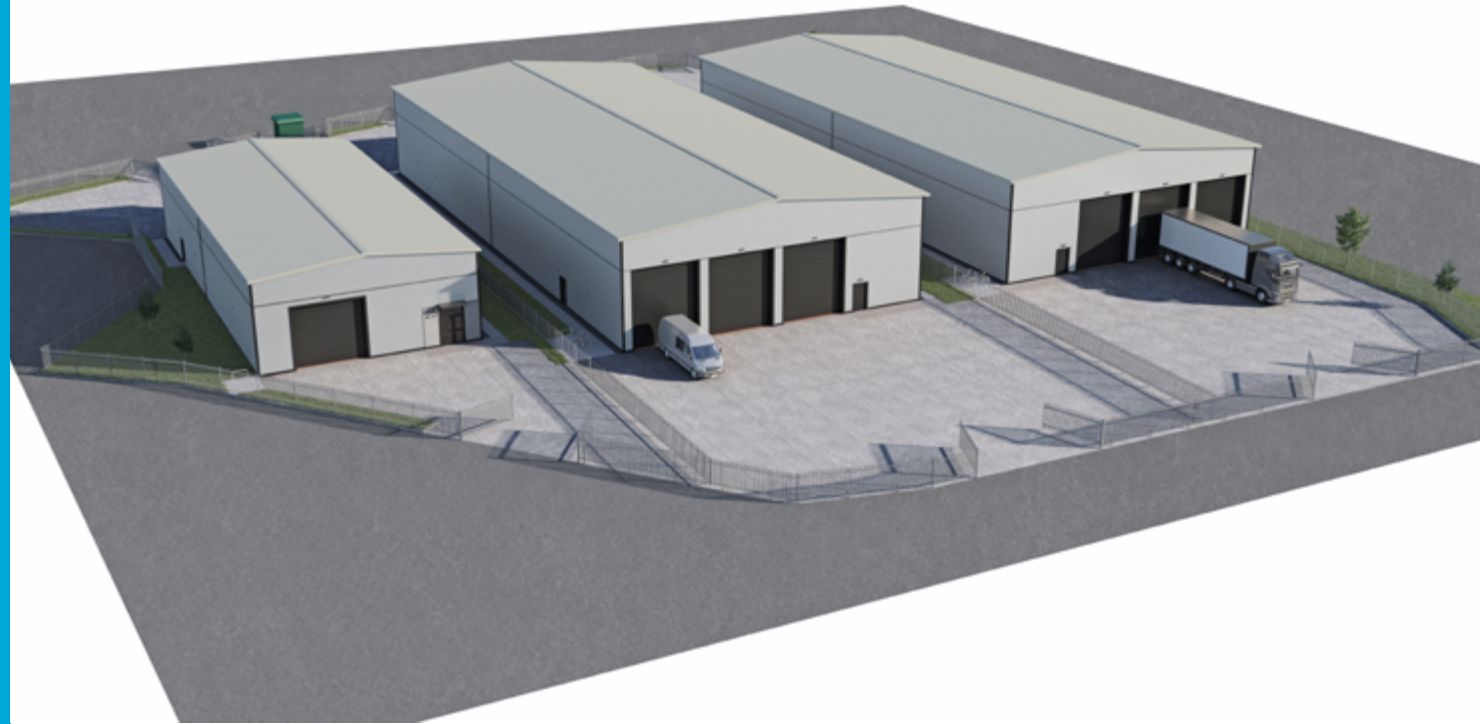
TOTAL GROSS INTERNAL FLOOR AREA



COMMERCIAL UNITS


ESTABLISHED  
BUSINESS  
PARK

ALL MEASUREMENTS ARE APPROXIMATE




FROM  
**£649,000**  
(EXCLUSIVE)

James Evans

 07792 222 028

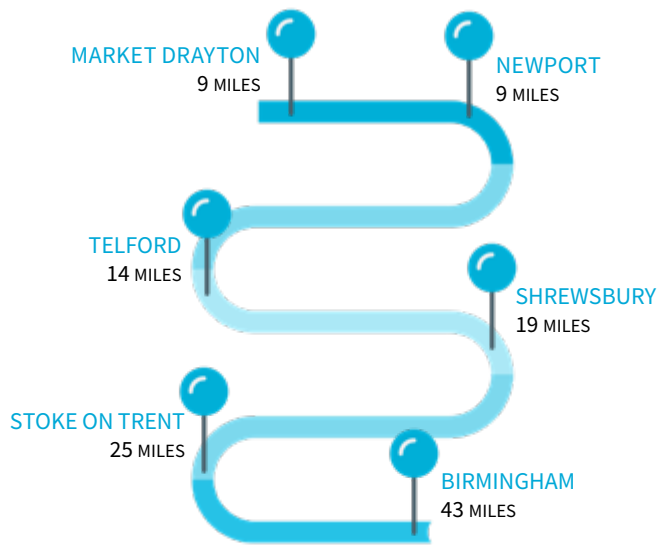
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## LOCATION

The development forms part of the established popular Ollerton Business Park in Childs Ercall. Ollerton Business Park is located between the villages of Ollerton and Childs Ercall.

Ollerton Business Park is an established business park, where occupiers include Universal Consumer Products Limited and RNH Construction. The Business Park benefits from easy access to the A53.

The Business Park is located approximately 9 miles from the towns of Market Drayton and Newport and approximately 14 miles north of Telford via the A442 and approximately 19 miles north east of the County Town of Shrewsbury via the A53.

# HIGH QUALITY NEW BUILD DEVELOPMENT



# DESCRIPTION

A high quality commercial development of 3 detached commercial units is to be undertaken with completion in 4th quarter of 2024 (or potentially earlier by negotiation). The new build development will be prominently located at the entrance to Ollerton Business Park.

The high quality development will provide modern detached commercial units benefiting from a generous provision of secure car parking and servicing areas to front and rear elevations of the units that will have concreted surfaces.

Detailed specifications relating to the units are available upon request. One of the units (Unit 23 has been pre sold). The units will provide high quality commercial units that meet all modern occupier requirements.

Units 23 and 24 will have an eaves height of approximately 8 metres and Unit 25 will have an eaves height of approximately 7 metres. Unit 23 will provide a Total Gross Internal Floor Area of approximately 13,950 ft sq (1,295.87 m sq) with a Total Site Area of approximately 0.87 acres (0.352 hectares).

Unit 24 will provide a Total Gross Internal Floor Area of approximately 13,950 ft sq (1,295.87 m sq) with a Total Site Area of approximately 0.87 acres (0.352 hectares). Unit 25 will provide a Total Gross Internal Floor Area of approximately 5,618 ft sq (521.88 m sq) with a Total Site Area of approximately 0.48 acres (0.194 hectares).



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 This drawing to be read in conjunction with the specification and other drawings  
 Do not scale to ascertain dimensions  
 All dimensions to be checked and verified on site by the responsible contractor prior to commencement of work



**SCHEDULE OF ACCOMMODATION**

**UNIT 23**

SITE	3557m <sup>2</sup> / 0.87 a
WAREHOUSE	1,296m <sup>2</sup> / 13,950 ft <sup>2</sup>
FRONT YARD	820m <sup>2</sup> / 8,824 ft <sup>2</sup>
REAR YARD	915m <sup>2</sup> / 9,850 ft <sup>2</sup>
<b>TOTAL</b>	<b>3,031m<sup>2</sup> / 32,624 ft<sup>2</sup></b>
	MAX OCCUPANCY 44

**UNIT 24**

SITE	3521m <sup>2</sup> / 0.87 a
WAREHOUSE	1,296m <sup>2</sup> / 13,950 ft <sup>2</sup>
FRONT YARD	880m <sup>2</sup> / 9,468 ft <sup>2</sup>
REAR YARD	704m <sup>2</sup> / 7,576 ft <sup>2</sup>
<b>TOTAL</b>	<b>2,879m<sup>2</sup> / 30,993 ft<sup>2</sup></b>
	MAX OCCUPANCY 44

**UNIT 25**

SITE	1982m <sup>2</sup> / 0.48 a
WAREHOUSE	522m <sup>2</sup> / 5,618 ft <sup>2</sup>
FRONT YARD	320m <sup>2</sup> / 3,448 ft <sup>2</sup>
REAR YARD	614m <sup>2</sup> / 6,613 ft <sup>2</sup>
<b>TOTAL</b>	<b>1,457m<sup>2</sup> / 14,672 ft<sup>2</sup></b>
	MAX OCCUPANCY 18

**TOTAL**

SITE	9335m <sup>2</sup> / 2.30 a
WAREHOUSES	3,114m <sup>2</sup> / 33,519 ft <sup>2</sup>
YARDS	4,253m <sup>2</sup> / 45,777 ft <sup>2</sup>

**PARKING PROVISIONS**

Standard	9
EV Charging	3
Disabled	3
Motorcycles	3
Cycles	14





# ACCOMMODATION

All measurements are approximate

	SQ FT	M SQ	ACRES	HECTARES	EAVES HEIGHT
UNIT 23					
Total Gross Internal Floor Area	13,950	1,295.87	0.87	0.352	8M
UNIT 24					
Total Gross Internal Floor Area	13,950	1,295.87	0.87	0.352	8M
UNIT 25					
Total Gross Internal Floor Area	5,618	521.88	0.48	0.194	7M



## EXCELLENT ROAD LINKS



## TENURE

The units are offered for sale freehold with vacant possession. There will be a maintenance/service charge cost for the maintenance of communal services and roads within Ollerton Business Park, further details are available from the selling agents upon request.

## PLANNING

Interested parties are advised to make their own enquiries to the Local Authority.

The unit is understood to benefit from planning consent for commercial use falling within Use Class B of the Town and Country Use Classes Order 1987.

## SERVICES

Prospective purchasers to rely on their own enquiries. Upon completion mains water, three phase electricity, fibre to the property (FTTP) broadband and drainage will be connected to the respective units.

Detailed specifications are available from the selling agents upon request.

## PRICE

	PRICE (EXCLUSIVE)
UNIT 23	SOLD
UNIT 24	£1,195,000
UNIT 25	£649,000

## LEGAL COSTS

Each party is to be responsible for their own legal costs associated with the sale of the property.

## VAT

All figures quoted are exclusive of VAT. The units will be subject to VAT.

## RATES/EPC

To be assessed upon completion.

## LOCAL AUTHORITY


Shropshire Council

Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

 0345 678 9000


[SHROPSHIRE COUNCIL WEBSITE](#)


## VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact :

[Commercial Department](#)

 01743 450 700

 [commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)

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