



FOR ILLUSTRATIVE PURPOSES ONLY

TO LET - EXTENSIVE COMMERCIAL SITE - AVAILABLE AS A WHOLE OR IN PART
SENTINEL WORKS, WHITCHURCH ROAD, SHREWSBURY, SY1 4DP

KEY POINTS

8.43

ACRES

TOTAL SITE AREA

WAREHOUSE/COMMERCIAL



179,005

SQ FT

TOTAL GROSS FLOOR AREA

OFFICE/BUSINESS



14,730

SQ FT

TOTAL GROSS FLOOR AREA

ALL MEASUREMENTS ARE APPROXIMATE



RENT

AVAILABLE UPON APPLICATION

James Evans



07792 222 028

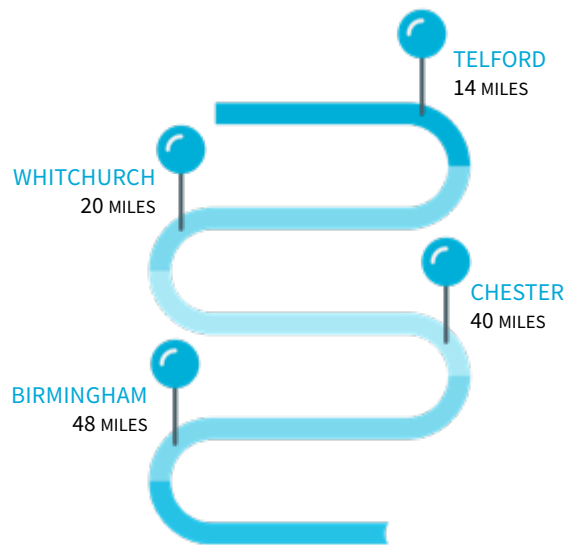
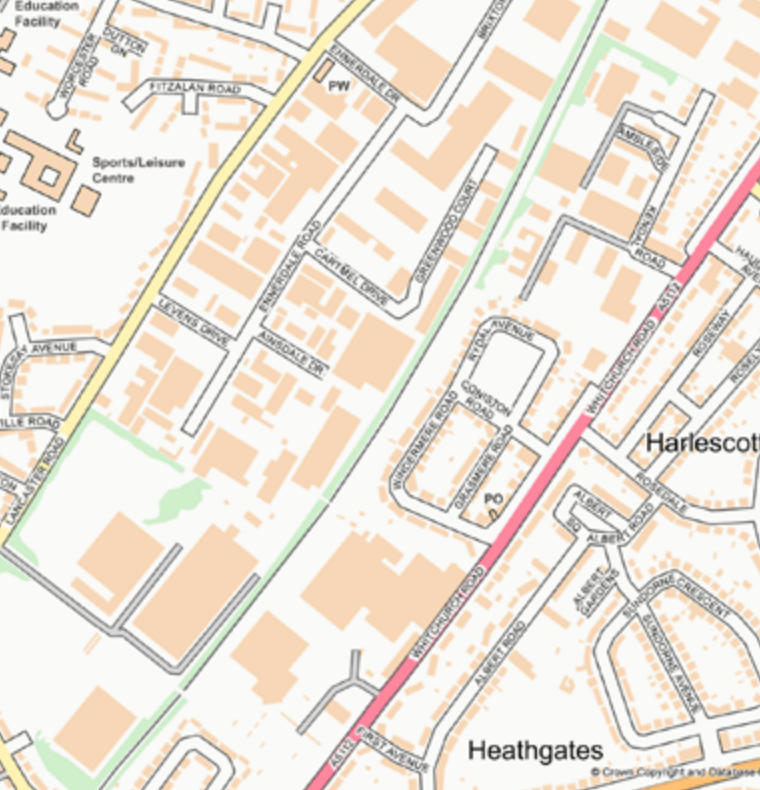
james.evans@hallsgb.com

Ellie Studley



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LOCATION

The property is located fronting onto Whitchurch Road on the north eastern edge of the town of Shrewsbury, which serves as a main arterial route into the town centre. The property is located approximately 1.5 miles from Shrewsbury town centre and within proximity of all local amenities.

The property is located adjacent to Morrisons supermarket and petrol filling station and a variety of neighbourhood shopping parades with occupiers including Enterprise, National Tyres and Papa John's. To the rear of the property there is the railway line. The location of the property and its prominence means that the property ideally lends itself to a variety of trade counter, commercial and roadside uses.

Shrewsbury is the County Town of Shropshire and has a significant catchment population as well as acting as an administrative and tourist centre. The town is sat on the River Severn and had a population of 76,782 at the 2021 census.

The town is located approximately 48 miles west of the City of Birmingham and approximately 40 miles south of the City of Chester. There is access to the national road network via the A5 (M54 link road).



76,782

SHREWSBURY POPULATION

2021 CENSUS





DESCRIPTION

The site comprises of a complex of commercial buildings and land that is available to let as a whole or in part. Available, only as a result of the relocation of the existing occupier, from September 2024.

The property has a Total Site Area of approximately 8.43 acres (3.41 hectares) and is accessed from Whitchurch Road. The site provides a variety of commercial warehousing and manufacturing/production space with a Total Gross Internal Floor Area of approximately 179,005 ft sq (16,628.48 m sq) and office/business space arranged over two floors with a Total Gross Internal Floor Area of approximately 14,730 ft sq (1,368.33 m sq).

The warehouse and manufacturing/production space are arranged as two blocks of commercial building structures. Unit 1 has a Total Gross Internal Floor Area of approximately 96,585 ft sq (8,973 m sq) and Unit 2 has a Total Gross Internal Floor Area of approximately 82,400 ft sq (7,657 m sq). The units are of traditional construction and arranged as bays that allow the letting in part, further details available from the letting agents upon request. The commercial units have a variety of eaves heights ranging from 4.186 to 7.56 metres.

The property has to part, frontage onto Whitchurch Road, which consists of a two storey office/business space that is arranged to provide a Total Gross Internal Floor Area of approximately 14,730 sq ft (1,368.33 m sq). Externally there is generous provision of surfaced service yard and car parking areas. The property is available to let as a whole or in parts, further information is available from the letting agents upon request.

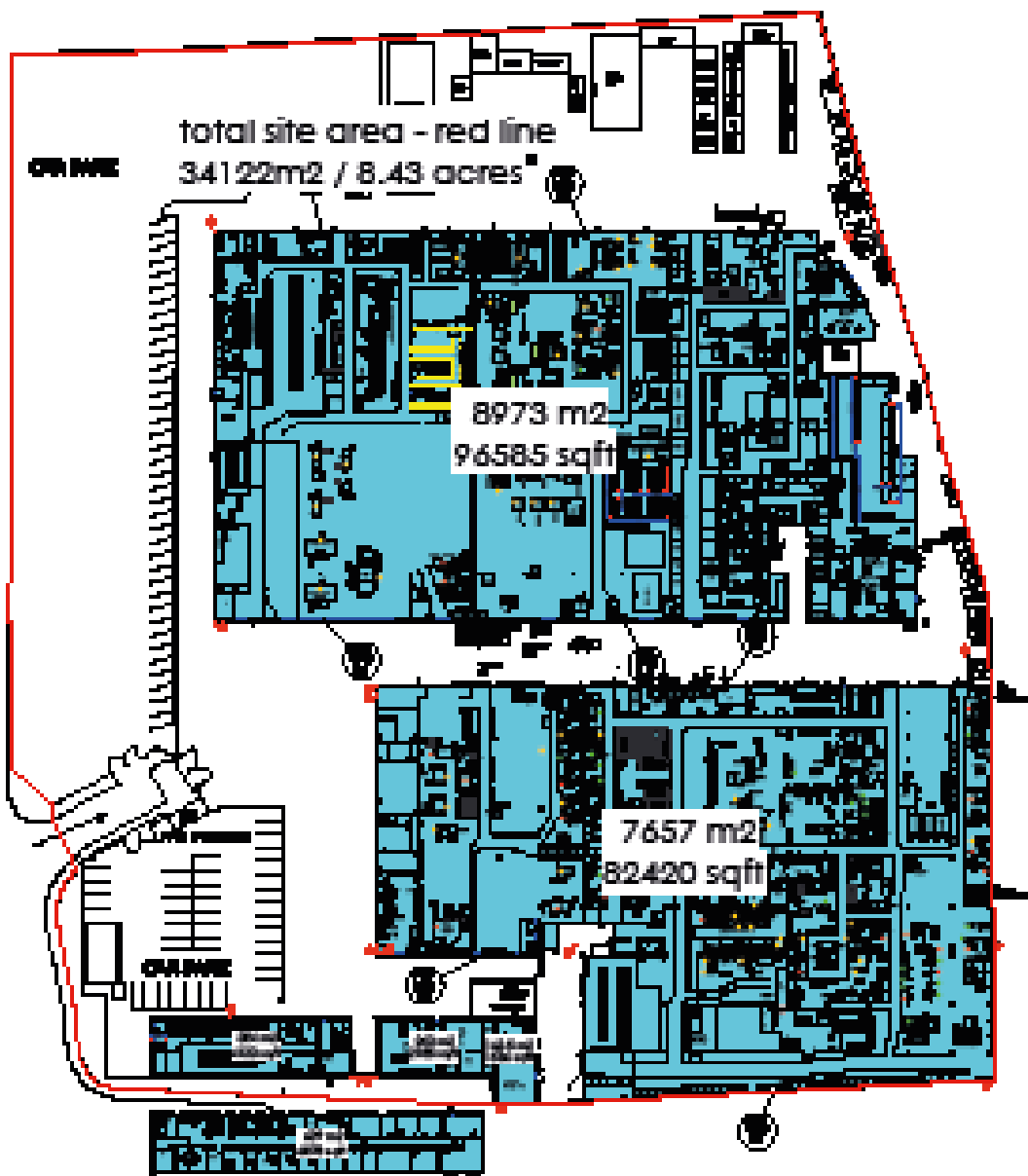
ACCOMMODATION

All measurements are approximate.

GROSS INTERNAL AREAS	M SQ	SQ FT
OFFICES	1,368.5	14,730
UNIT 1	8,973	96,585
UNIT 2	7,657	82,420
SITE AREA	HA	ACRES
TOTAL SITE AREA	3.41	8.43







total site area - red line
34122m2 / 8.43 acres

8973 m2
96585 sqft

7657 m2
82420 sqft

office bldg totals
1368.5 m2
14730 sqft

TENURE

The property is to be let on a new lease for a length of term by negotiation on Tenants Full Repairing Insuring Terms. (If the property is to be let in part there will be a service charge levied for communal services and areas).

PLANNING

Prospective purchasers should make their own enquiries. We understand that the property benefits from planning consent for Use Class B of the Town and Country Use Class Order 1987.

The property would lend itself to a variety of commercial/ trade counter and roadside uses subject to the relevant statutory consents.

SERVICES

(Not tested at the time of our inspection)

The property understood to benefit from mains, water, gas, electricity (including three phase) and drainage.

RENT

Upon application from the letting agents.

Rental proposals are invited for the whole or parts of the property. Further details available from the letting agents upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs associated with the letting of the property as a whole or in part.

VAT

We understand that the property is elected for VAT and VAT will be charged on the rent.

RATES

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE
£290,000	£148,480


EPC

We have made verbal enquiries to the local authority and we advised as follows:

	ENERGY RATING
OFFICES	E (103)
UNIT 1	C (70)
UNIT 2	D (95)

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND


 0345 678 9000


[SHROPSHIRE COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement with the selling agents. For more information or to arrange a viewing, please contact:

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

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