



TO LET - MODERN UNIT SUITABLE FOR STORAGE

HOME FORGE FARM, UPTON MAGNA, SHREWSBURY, SHROPSHIRE, SY4 4UD

KEY POINTS

11,000

SQFT

TOTAL GROSS INTERNAL FLOOR AREA



SUITABLE FOR STORAGE PURPOSES

RENT INCLUDES
ALL BUSINESS RATES,
REPAIRS
AND
BUILDING INSURANCE

ALL MEASUREMENTS ARE APPROXIMATE




£33,000

PER ANNUM


(EXCLUSIVE)

James Evans

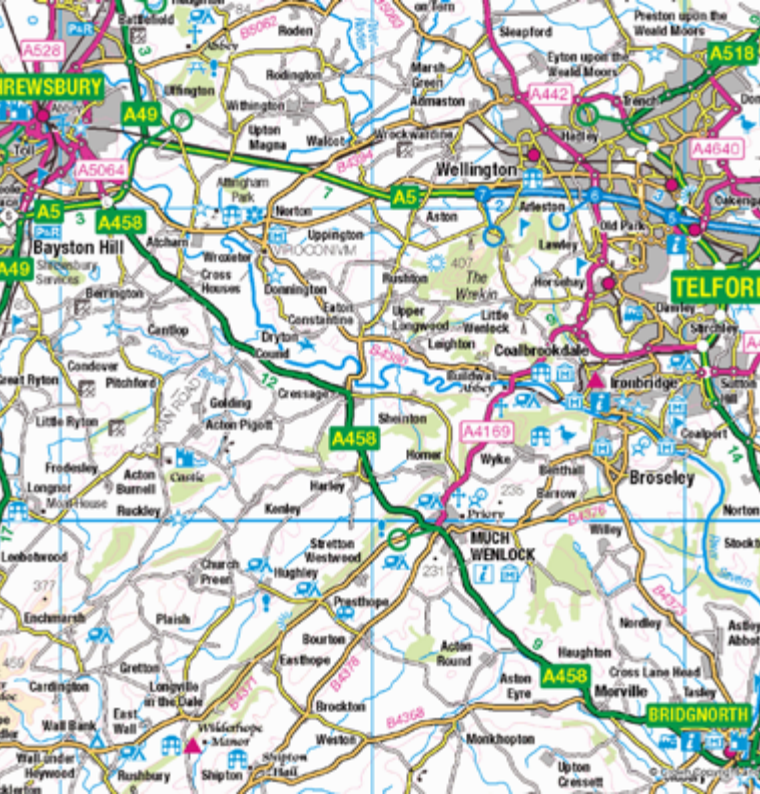
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Commercial Department

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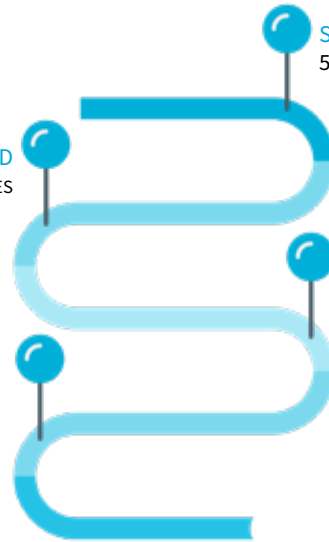


TELFORD
13 MILES

SHREWSBURY
5 MILES

NEWPORT
17 MILES

BRIDGNORTH
19 MILES



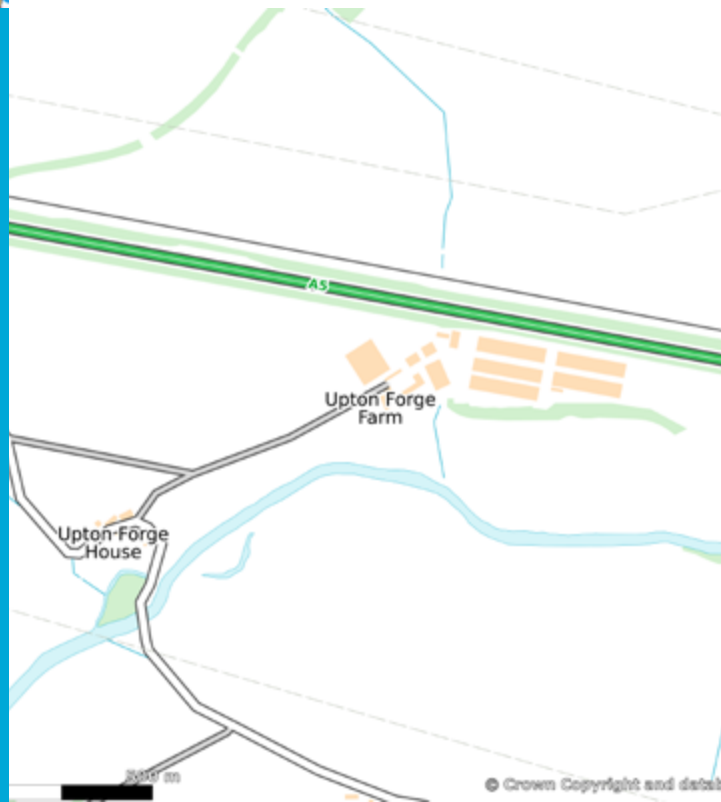
LOCATION

The commercial unit forms part of a complex of buildings within the Home Forge Farm and is located on the edge of the village of Upton Magna. The property is located between Upton Magna and Atcham and in proximity of the A5 and A49 that provide access to the national road network.

The property is located approximately 5 miles from the County Town of Shrewsbury and approximately 13 miles from the town of Telford.



76,782
SHREWSBURY POPULATION



DESCRIPTION

The property provides a semi detached unit that is suitable for storage purposes. The property provides a Total Gross Internal Floor Area of approximately 11,000 ft sq (1,021.83 m sq).

The unit is constructed of portal framework and clad in concrete and profile sheeting to the elevations and in profile sheeting to the roof cover. The unit benefits from an up and over door and there is a concrete apron to the front of the unit for potential parking and servicing subject to negotiation.

The property has an eaves height of 10 metres and would lend itself to storage use with the landlords able to offer an additional service, subject to terms, for unloading and pallet movement inside the unit, further details available from the letting agents upon request.

ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
TOTAL GROSS INTERNAL AREA	1,021.83	11,000



TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent reviews at three yearly intervals.

The lease is granted on Tenants Internal repairing terms.

The lease will be excluded from the Landlord and Tenant Act 1954 Part 2.

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 Classes Order 1987.

SERVICES

(Not tested at the time of our inspection)

Mains electricity is understood to be connected to the unit. (Three phase electricity maybe available for connection to the property. Further details upon request from the letting agents.)

RENT

£33,000 (Thirty three thousand pounds) per annum (Exclusive). The rent is to be paid quarterly in advance by standing order.

The rent includes all rates liability, all repairs and all insurance costs associated with the insurance of the building.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

The property is understood to be elected for VAT and VAT will therefore be charged on the rent.


RATES/EPC

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

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
TBC	TBC	NOT APPLICABLE

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@halls.gb.com

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