



COMMERCIAL/BUSINESS UNIT FORMING PART OF A POPULAR BUSINESS PARK  
[UNIT 5, STOKWOOD ROAD, CRAVEN ARMS BUSINESS PARK, SHROPSHIRE, SY7 8NR](#)

- Prominently located commercial/business unit with a Total Gross Internal Floor Area of approximately 2,018 sq ft (187.46 m sq)
- High quality internal glazed fit out
- Generous car parking area
- Forming part of the established premier business park serving the town of Craven Arms
- Suitable for a variety of commercial uses

**RENT: £12,100 PER ANNUM (EXCLUSIVE)**

## LOCATION

The unit forms part of Craven Arms Business Park that serves as the premier commercial estate serving the town of Craven Arms. The commercial unit is prominently located fronting onto Stokewood Road which serves as the main estate road within the business park and is accessed from the same. The surrounding occupiers include AB Smith, Igloo and Datamars.

The Business Park is located within close proximity of the A49 Trunk Road that serves as the main trunk road connecting Shrewsbury to Hereford.

Craven Arms is an established market town where all local amenities are available. The town is located approximately 21 miles south of the County Town of Shrewsbury and approximately 9 miles north of the town of Ludlow.

## DESCRIPTION

The property provides a semi detached commercial/business unit that has a Total Gross Internal Floor Area of approximately 2018 ft sq (187.46 m sq). The property is arranged to provide a commercial unit with a high quality glazed internal fit out to part of the unit that lends the unit to use as a variety of office/retail/showroom uses as well as general commercial uses. The unit is arranged as an a main open plan commercial unit with a reception area, toilets and staffroom. The unit has an eaves height of approximately 5.5 metres and has an up and over door with a width of 5.4 metres.

The unit benefits from a generous provision of car parking and external areas and has a prominent location within the Craven Arms Business Park.

## ACCOMMODATION

(All measurements are approximate only)

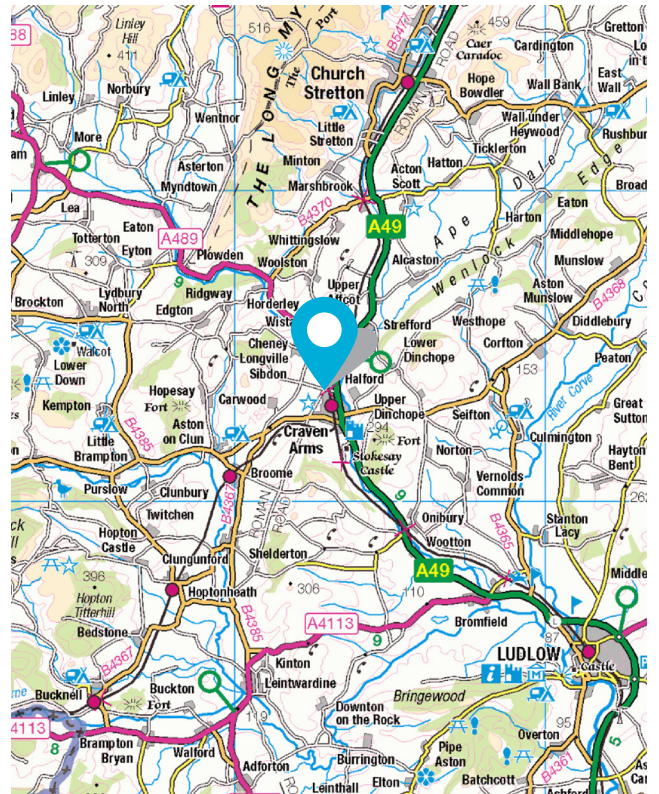
	SQ FT	SQ M
<b>TOTAL GROSS INTERNAL FLOOR AREA</b>	2,018	87.46

Car Park

## RATEABLE VALUE

We are advised by the Local Authority that the current assessment is:

Rateable Value (2023/24):	£10,000
Rates Payable: (2023/24)	£4,990



## RENT

£12,100 (Exclusive) per annum, payable quarterly in advance by standing order.

## TENURE

The property is offered to let on a New Tenants Full Repairing and Insuring Lease (subject to service charge provisions) for a length of term by negotiation. There will be rent reviews at three yearly intervals.

Details of the service charge levied are available from the letting agents.

## PLANNING

Prospective tenants are to rely on their own enquiries.

The property is understood to benefit from planning consent for Uses falling within Use Class B of the Town and Country Use Classes Order 1987. The property would lend itself to a variety of potential uses subject to any statutory consents.

## VAT

All prices quoted are exclusive of any VAT. It is understood the property is elected for VAT.



# TO LET

# COMMERCIAL/BUSINESS UNIT



## EPC

E (119)

## LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in respect of the granting of the lease.

## SERVICES

(Not tested at the time of inspection.)

All mains services are understood to be connected to the property.

## LOCAL AUTHORITY

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

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## VIEWING

Strictly by prior arrangement with the letting agents.

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

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