



**TO LET - COMMERCIAL UNIT**

**UNIT 3A, PLATFORM COMMERCIAL PARK, BERT SMITH WAY, MARKET DRAYTON, SHROPSHIRE, TF9 3GY**

# KEY POINTS

1,250  
SQ FT

TOTAL NET INTERNAL FLOOR AREA



COMMERCIAL UNIT  
WITH FOUR DESIGNATED  
CAR PARKING SPACES



6M

EAVES HEIGHT

ALL MEASUREMENTS ARE APPROXIMATE




£8,000

PER ANNUM


(EXCLUSIVE)

James Evans

 07792 222 028

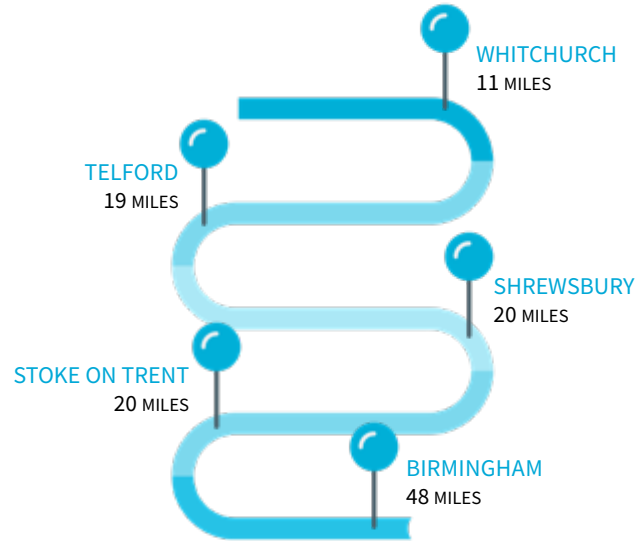
[james.evans@hallsgb.com](mailto:james.evans@hallsgb.com)

Ellie Studley

 07538 912 096

[e.studley@hallsgb.com](mailto:e.studley@hallsgb.com)





## LOCATION

The commercial unit forms part of Platform Commercial Park that is accessed from Bert Smith Way and forms part of the established commercial area of Market Drayton.

Platform Commercial Park is a newly developed commercial park with nearby occupiers including Travis Perkins, Talbot Garage and KO Machines Limited. The unit is located within proximity of all local amenities and approximately 0.5 miles from the town centre of Market Drayton.

Market Drayton is an established market town in North Shropshire with a population of about 12,000 people. The town is located approximately 20 miles from the County Town of Shrewsbury and approximately 19 miles from the town of Telford and approximately 20 miles from the city of Stoke.



# 12,066

MARKET DRAYTON POPULATION

## DESCRIPTION

The property provides a semi detached commercial/business unit that has a Total Gross Internal Floor Area of approximately 1,250 ft sq (116.12 m sq). The property is arranged to provide a modern commercial unit. The unit has an eaves height of approximately 6 metres and has an up and over door with a width of 5.26 metres. The unit is of portal framework clad in profile sheeting.

The unit benefits from 4 designated car parking spaces.

The size of the unit could potentially be increased to 2,500 ft sq (232 m sq) by the letting of the adjacent unit. Further details available from the letting agents upon request.

## ACCOMMODATION

All measurements are approximate

	SQ FT	M SQ
TOTAL GROSS INTERNAL AREA	1,250	116.12



## TENURE

The unit is available to let on a new lease for a length of term by negotiation on Tenants Full Repairing and Insuring Basis with rent reviews at three yearly intervals.

## SERVICES

(Not tested at the time of our inspection)

Mains electricity drainage and water is understood to be connected to the unit. Three phase electricity is available and the water and electricity are via sub metered supplies

## PLANNING

Prospective purchasers should make their own enquiries.

The property is understood to benefit from Use Class B of the Town and Country Use Classes Order 1987. The unit would lend itself to a variety of commercial uses subject to statutory consents.

## LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs associated with the granting of the lease.

## VAT

We understand that VAT will be chargeable on the rent.


## RATES AND EPC

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

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£6,400	£3,194	EXEMPT

## 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)

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. 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.