



## **TO LET - OFFICE/BUSINESS UNIT WITH A COMMERCIAL YARD**

**UNIT 4 MARSHBROOK BUSINESS PARK, MARSH BROOK, CHURCH STRETTON, SHROPSHIRE, SY6 6QE**



# KEY POINTS

# 0.293

ACRES

SITE AREA



COMMERCIAL UNIT



GOOD  
CONNECTIVITY

ALL MEASUREMENTS ARE APPROXIMATE




# £9,000

PER ANNUM


(EXCLUSIVE)

James Evans

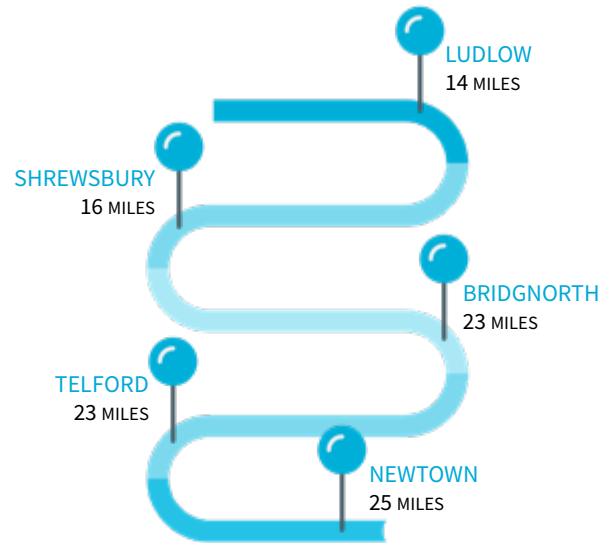
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Commercial Department

 01743 450 700

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## LOCATION

The property is located at the entrance to Marshbrook Business Park in area of mixed development.

The property forms part of Marshbrook Business Park which is located in Marshbrook adjacent to the A49 Trunk Road, which serves as the main access road between Shrewsbury and Hereford. The property forms part of an established sought after Business Park comprising of 4 units. The business park is located directly opposite The Station Public house and restaurant in the village of Marshbrook and accessed from the B4370.

The property is located approximately 3 miles south of the town of Church Stretton, where all local amenities are available and approximately 16 miles south of the county town of Shrewsbury, approximately 6 miles north of the town of Craven Arms and approximately 14 miles north of the town of Ludlow.



YARD/CAR PARKING



# DESCRIPTION

The property comprises of a detached office/business unit with a Total Gross Internal Floor Area of approximately 1,250 ft sq (116.12 m sq) which would lend itself to a variety of office/commercial uses. The property is currently arranged as a variety of offices with welfare facilities. The property is of traditional brick construction under a tiled roof cover. The property is well presented and an inspection is recommended.

The property benefits from a valuable commercial yard/parking area at the front of the property that is hardcored and would lend itself to a variety of uses together with potential for further development (subject to statutory consents).

The property that is being offered to let forms part of Title Number SL274003 and is shown approximately edged orange on the plan in these particulars.

The property comprises of a Total Site Area of approximately 0.293 acres (0.118 hectares). The property is located in an area of mixed development.





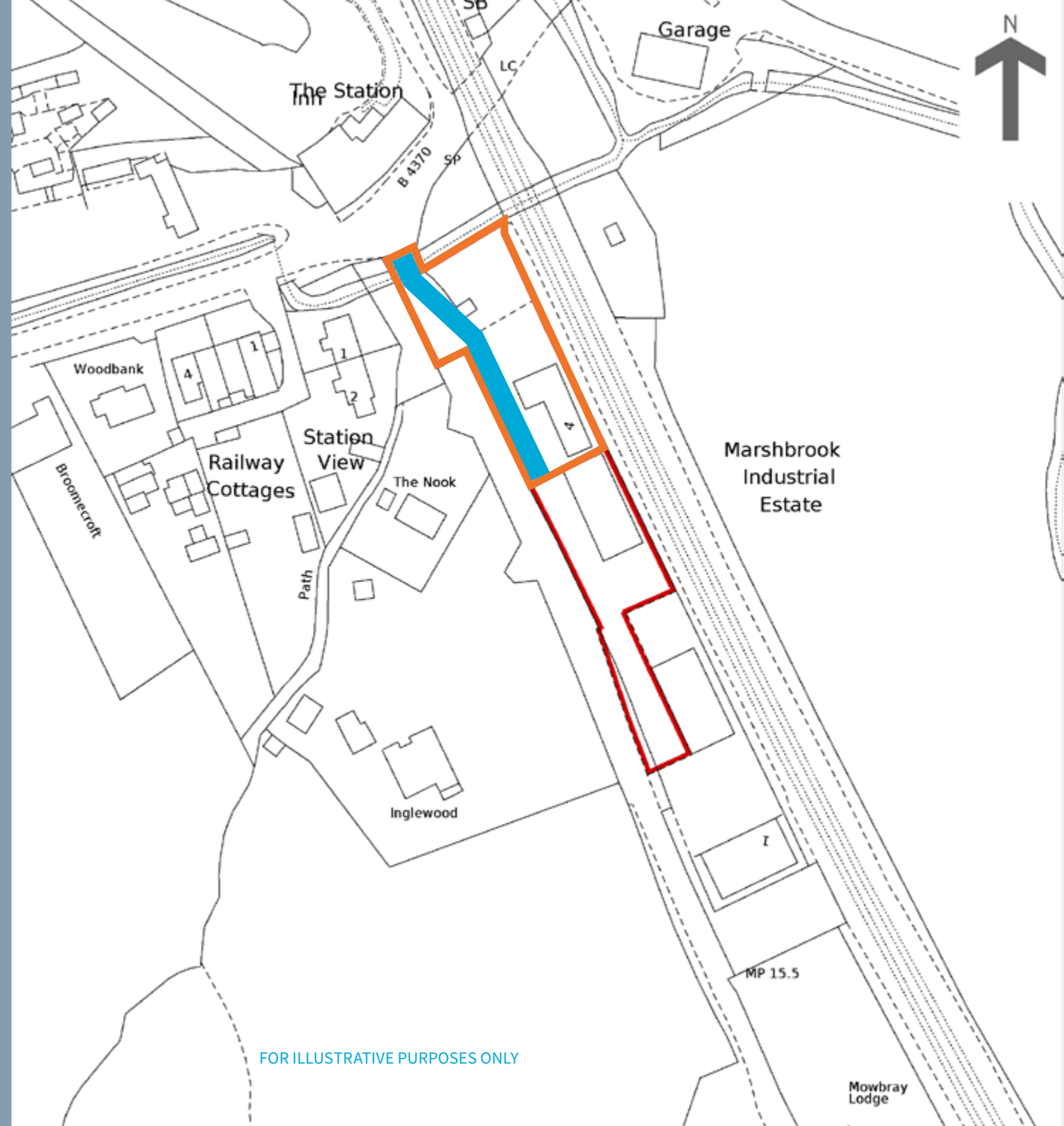
# ACCOMMODATION

All measurements are approximate

OFFICE/BUSINESS UNIT	M SQ	SQ FT
Total Gross Internal Floor Area	116.12	1,250

TOTAL SITE AREA	HECTARES	ACRES
	0.118	0.293



FOR ILLUSTRATIVE PURPOSES ONLY

## TENURE

The property is offered to let on a Tenants Full Repairing and Insuring Basis for a length of term by negotiation. There will be rent reviews every three years.

## PLANNING

Prospective tenants should make their own enquiries.

The property is understood to benefit from planning consent for Use Class B and Use Class E.

## SERVICES

(Not tested at the time of our inspection)

Mains water and electricity are understood to be connected to the property.

The property will have shared use of the septic tank drainage system serving the Business park. (There will be a shared maintenance liability for the same).

## RENT

£9,000 (Exclusive) per annum.

## LEGAL COSTS

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

## RATES/EPC

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

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£9,000	£4,491	C (58)

Small Business Rates Relief may be available.

RATES


EPC

## VAT

The property is understood to be subject to VAT.

## 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](mailto:commercialmarketing@halls.gb.com)

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