

Light Industrial, Warehouse TO LET



Unit 1-2, Walkmill Business Park, Market Drayton, TF9 2HT

To Let- Commercial/Business Space forming part of established business park

Summary

Tenure	To Let
Available Size	2,950 sq ft / 274.06 sq m
Rent	£1,377 per month
Rates Payable	£6,611.75 per annum
Rateable Value	£13,250
EPC Rating	D (95)

Key Points

- Forming part of an established attractive Business Park on the edge of Market Drayton
- Total Gross Internal Floor Area 2,950 ft sq (274.04 m sq)
- Commercial unit offering workshop and office space suitable for a variety of uses
- Located in proximity of all local amenities

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DESCRIPTION

The property comprises of a commercial unit that would lend itself to a variety of commercial and business uses. The unit is arranged to provide a Total Gross Internal Floor Area of approximately 2,950 ft sq (274.04 m sq) that is arranged to provide workshop/warehouse space, offices and welfare facilities. The commercial unit has an eaves height of approximately 11ft (3.35 metres).

The unit benefits from use of the generously sized car parking and servicing areas serving the Business Park.

LOCATION

The property is located forming part of Walkmills Business Park which provides an attractive Business Park environment located on the edge of the town of Market Drayton. The Business Park is home to a variety of businesses including Willow Home Care and NFU Mutual insurance.

The Business Park offers a generous provision of car parking and is located within proximity of all local amenities.

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.

TERMS

The property is offered to let on a new lease for a length of term by negotiation. There will be rent reviews at three yearly intervals. The lease will be granted on Tenants Full Repairing and Insuring terms subject to a service charge for the maintenance of the communal areas.

PLANNING

The property is understood to benefit from Use Class B and would lend itself to a variety of office and commercial uses.

SERVICES

(not tested)

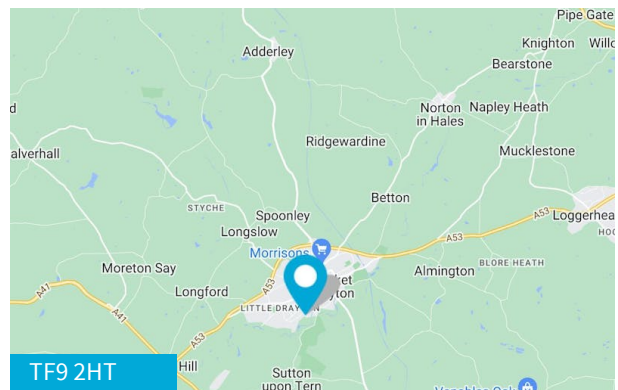
The property is understood to benefit from mains water, electricity and private drainage.

VAT

The property is not elected for VAT, therefore VAT will not be payable on the rent.

LOCAL AUTHORITY

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



Viewing & Further Information

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