



Unit 22, Tern Valley Business Park, Market Drayton, TF9 3AG

To Let - High quality commercial/business unit

Summary

Tenure	To Let
Available Size	1,076 sq ft / 99.96 sq m
Rent	£8,000 per annum
Rates Payable	£3,393.20 per annum
Rateable Value	£6,800
EPC Rating	A (24)

Key Points

- Total Gross Internal Floor Area of 1,076 sqft (99.96 m sq)
- Suitable for a variety of commercial uses (subject to statutory consent)
- Forming part of a modern business park environment
- Allocated Parking

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DESCRIPTION

The property provides a high-quality end of terrace commercial/business unit forming part of Tern Valley Business Park. The property comprises of a modern commercial unit that is of steel portal framework and clad in profile sheeting under a roof cover that is profile sheeting with translucent roof lights.

The unit has a Total Gross Internal Floor Area of approximately 1,076 ft sq (99.95 m sq). The unit has an eaves heights ranging from approximately 4.7m at the front to 3.7m at the rear. There is also an up and over door with a width of approximately 4.5 metres. The unit also benefits from 3 designed parking spaces.

LOCATION

The property is located forming part of Tern Valley Business Park and is situated within the estate fronting onto Wallace Way. The property is accessed from an estate road within the Business Park. The surrounding occupiers include Evolve Gym and Fitness, Nexus Fitness Studio, Ashbourne Automotive, MOTO 888 Ltd and Harcourt Minerals Ltd. Tern Valley Business Park is the premier Business Park serving the town of Market Drayton and is located adjacent to Muller and in proximity to McDonald's and all local amenities. The Business Park is located on the western edge of the town of Market Drayton approximately 1.5 miles from the town centre and within easy access of A53, which provides access to the national road network.

The Business Park is located in the north-east of Shropshire. Market Drayton is 19 miles to the north of Shrewsbury, 18 miles to the west of Stoke-on-Trent. and Wolverhampton is 30 miles to the south.

PLANNING

Prospective tenants should make their own enquiries.

The property is understood to benefit from planning consent falling within Use Class B of the Town and Country Use Classes Order 1987.

SERVICES

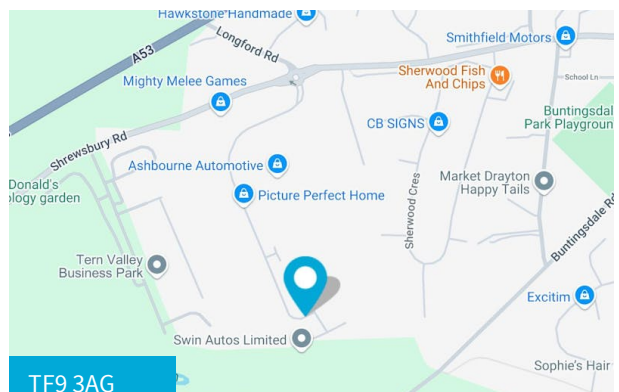
(Not tested at the time of our inspection)

Mains water, electricity (three phase) and drainage are connected to the unit.

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 Basis.

The property is subject to a variable estate service charge.



Viewing & Further Information JAMES EVANS

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