



**TO LET - BUSINESS UNITS**

**UNIT 4, ASTON HILL ROAD, CRAVEN ARMS BUSINESS PARK, CRAVEN  
ARMS, SY7 8NU**



# RENT

■ £32,500 per annum

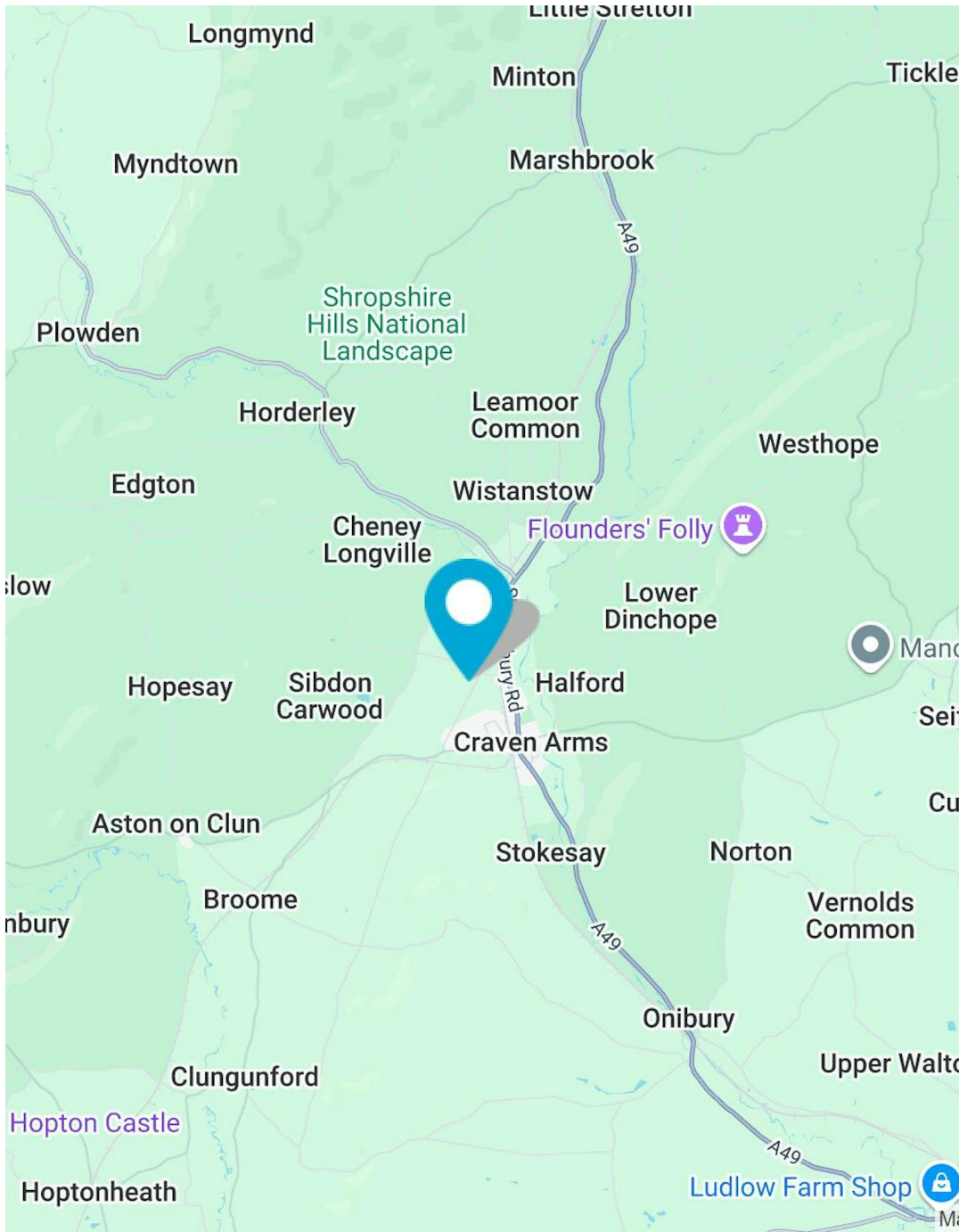
## KEY POINTS

- Prominently located within Craven Arms Business Park
- Commercial units/trade counter units suitable for a variety of commercial uses
- Unit 4- Total Gross Internal Floor Area of approximately 7,040 ft sq (653.97 m sq)
- Unit 6- Total Gross Internal Floor Area of approximately 11,366 ft sq (1,055.88 m sq)
- Available to let as a whole or as two individual units.



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7,040 SQ FT | £32,500 PER ANNUM

01743 450 700



# LOCATION

The units are located within Craven Arms Business Park at the junction of Aston Hill Road and Stokewood Road. Craven Arms Business Park serves as the premier commercial estate serving the town of Craven arms. The units are prominently located fronting onto Stokewood Road, which serves as the main estate road within the business park and are accessed from the same.

The surrounding occupiers include Agilent Technologies, Royal Mail & Deacons Fuels. The Business Park is located within close proximity of the A49 Trunk Road which 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.

# ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit - 4	7,040	654.04	£32,500 /annum	Available



## DESCRIPTION

The units are accessed from Aston Hill Road and Stokewood Road and comprise of two commercial units that can be let as a whole as two individual commercial units. Unit 4 comprises of a detached commercial unit that provides a Total Gross Internal Floor Area of approximately 7,040 sq ft (653.97 m sq). The unit has an eaves of approximately 7 metres and has two roller shutter doors measuring 6.00 x 5.00 metres, plus a sliding door measuring 5.00 x 4.00 metres. The unit is arranged to provide a workshop area.

Unit 6 comprises of a detached commercial unit that provides a Total Gross Internal Floor Area of approximately 11,366 sq ft (1,055.88 m sq). The unit has an eaves of approximately 4 metres to the main unit and benefits from 3 sliding doors measuring 6.00 x 5.00 metres. The unit has a mezzanine floor area with a Total Gross Internal Floor Area of approximately 1,162 sq ft (107.94 m sq). The unit is arranged to provide offices and welfare facilities and a trade counter/workshop area.

Externally the unit has a car parking area to the front of the unit and servicing at the rear. Both units benefit from energy efficient LED lighting throughout and 4G telecommunications.

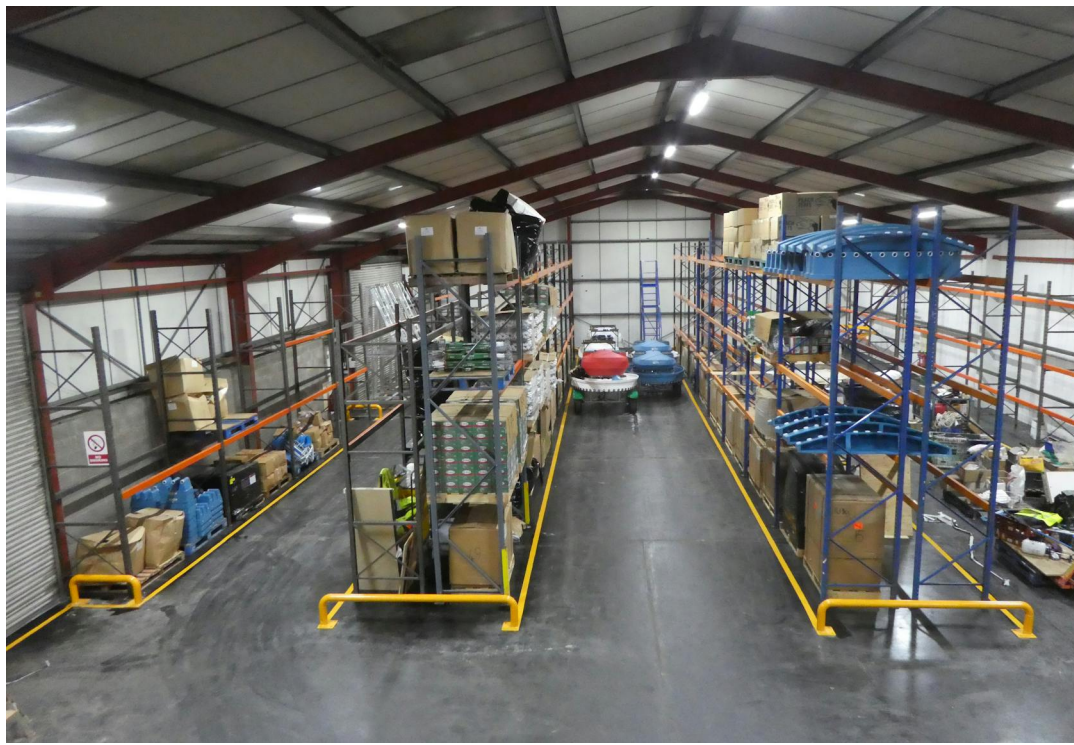
The units can be let as a whole or alternatively as two separate lettings.



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## TENURE

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

## SERVICES

(not tested at the time of inspection)

Mains water, electricity and drainage are understood to be connected to the units.

The units are understood to have a three phase supply.

## 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 property would lend itself to a variety of commercial uses, subject to statutory consents.

## RENT

£32,500 per annum

## VAT

Applicable. The property is understood to be elected for VAT and therefore VAT will be payable on the rents.

## RATES

On Application

## LEGAL COSTS

Ingoing tenant is liable for both parties legal costs

## EPC

On Application

## CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

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