



Unit 97, Wallace Way, Market Drayton, TF9 3AG

Modern new build commercial unit with stunning floor to ceiling glass frontage, flexible open plan accommodation and allocated parking

Summary

Tenure	To Let
Available Size	1,076 sq ft / 99.96 sq m
Rent	£12,000 per annum
Rates Payable	£3,393.20 per annum
Rateable Value	£6,800
EPC Rating	A (22)

Key Points

- Flexible open plan accommodation
- Allocated vehicle parking spaces
- Prominent location
- Stunning floor to ceiling glass frontage with double access glass doors
- Benefits from FTTP broadband
- Forms part of the prestigious Tern Valley Business Park

DESCRIPTION

The property comprises of a mid terrace new build commercial unit that offers flexible open plan accommodation that lends itself to a variety of commercial, leisure and quasi retail uses.

The unit benefits from a prominent location onto Shrewsbury Road and is accessed via the internal spine road off Shrewsbury Road within the Tern Valley Business park known as Wallace Way.

The unit has 3 allocated vehicle parking spaces and is of portal framework clad in modern micro rib profile sheeting with a stunning floor to ceiling glass frontage incorporating double access glass doors with internally a toilet and welfare facilities. There is also a large, fixed glass window in the rear elevation.

LOCATION

The property comprises of the last phase of the popular Tern Valley Business Park and benefits from roadside frontage onto Shrewsbury Road on the edge of the town of Market Drayton. The property is accessed from Wallace Way and the surrounding occupiers include Tern Valley Day Nursery, House of Carpets, Muller and is also within proximity of the Mcdonald’s drive thru.

The property forms part of a development of 8 units that form part of Tern Valley Business Park. The development benefits from good connectivity with easy access to the A53 and the national road network.

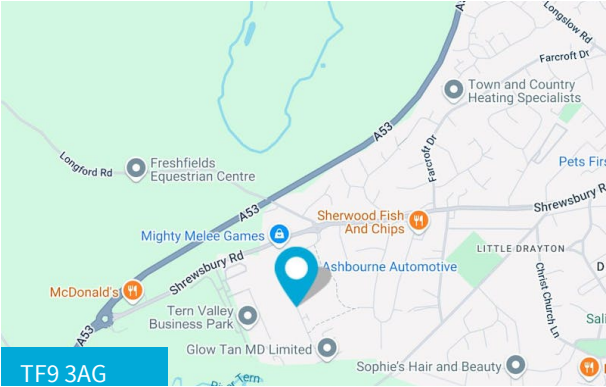
Market Drayton is an established market town in North Shropshire with a population of about 10,000 people. The town is located approximately 20 miles from the County Town of Shrewsbury and approximately 19 miles from the town of Telford and approximately 20 miles from the city of Stoke.

SERVICES

(not tested at the time of inspection)
Mains water and electricity are understood to be connected.

TENURE

The premises are available on a new Tenants Full Repairing and Insuring basis for a length of terms by negotiation.



Viewing & Further Information
SIMON CULLUP-SMITH

01743 450700 | 07999 595885
simon.cullupsmith@halls.gb.com

JAMES EVANS

01743 450 700 | 07792 222 028
james.evans@halls.gb.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 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 . Generated on 09/05/2025