



Unit 97, Tern Valley Business Park, 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	£10,000 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.

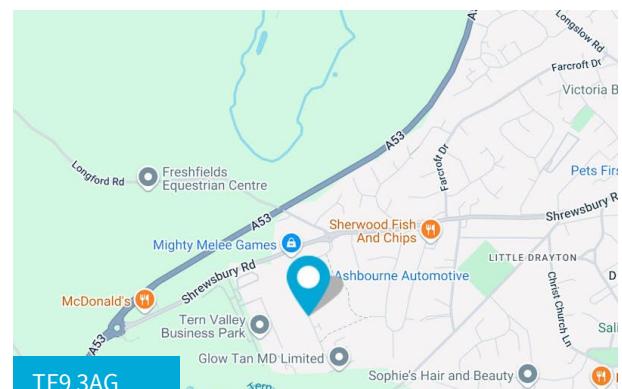
SERVICES

(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

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