

TO LET

MODERN TRADE COUNTER PREMISES

UNIT B TRADE CENTRAL, VANGUARD WAY, BATTLEFIELD ENTERPRISE PARK, SHREWSBURY, SY1 3TG



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LOCATION

Constructed in 2015, the premises are prominently located in a roadside position on Vanguard Way. Trade Central boasts an excellent supply of adjoining trade occupiers being City Plumbing, Edmundson Electrical, Benchmarx and Travis Perkins.

Vanguard Way provides access to the additional national trade occupiers within Battlefield Enterprise Park and links to A49/A53 1 mile to the north. The A5 and M54 sit 3.7 miles to the south, which in turn provide access to the M6.

Shrewsbury town centre sits 4 miles to the South.

DESCRIPTION

The premises comprise of a modern trade counter premises of portal frame construction with profile clad elevations. The property benefits from;

- WCs and kitchen
- Eaves Height 7.1m
- LED strip lighting
- Ample onsite parking
- Rear loading via an electric roller shutter door
- Secure, shared rear yard

The previous tenants fittings are to be removed. The premises will therefore offer a shell with WCs and kitchen facilities.

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

ACCOMMODATION

Gross Internal Area – 3,076 sq ft

RENT

Rent upon application.

ENERGY PERFORMANCE CERTIFICATES

To be confirmed.



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RATING ASSESSMENT

The property has a rateable value of £23,250 (2023 listing).

SERVICES

All services are believed to be connected to the unit but have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

SERVICE CHARGE

A service charge is to be levied to cover the maintenance of the common areas of the site. This cost is additional to rent. Further details are available upon request.

VAT

All prices quoted are exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

CONTACT

Becky Thomas / Tom Tunnicliff

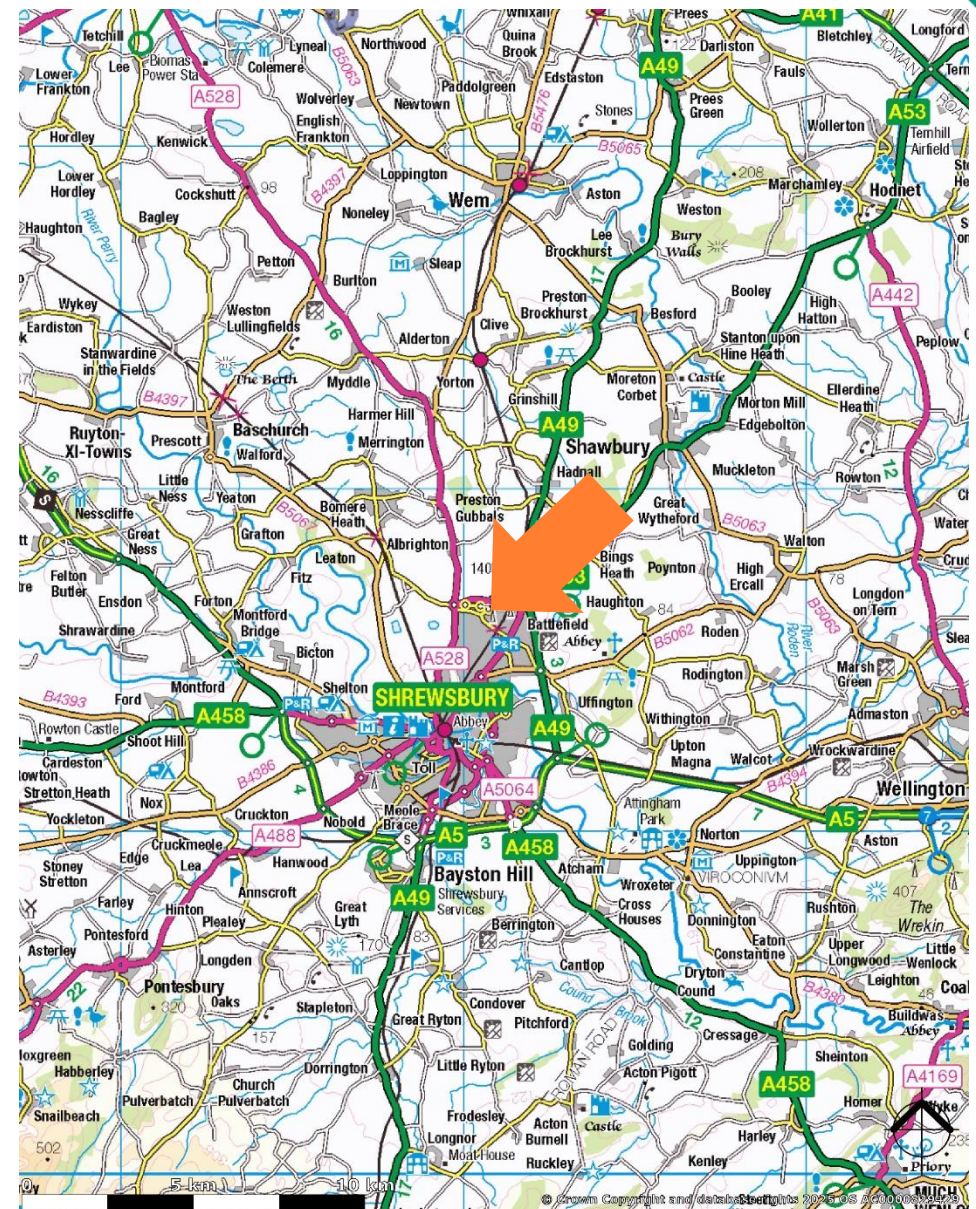
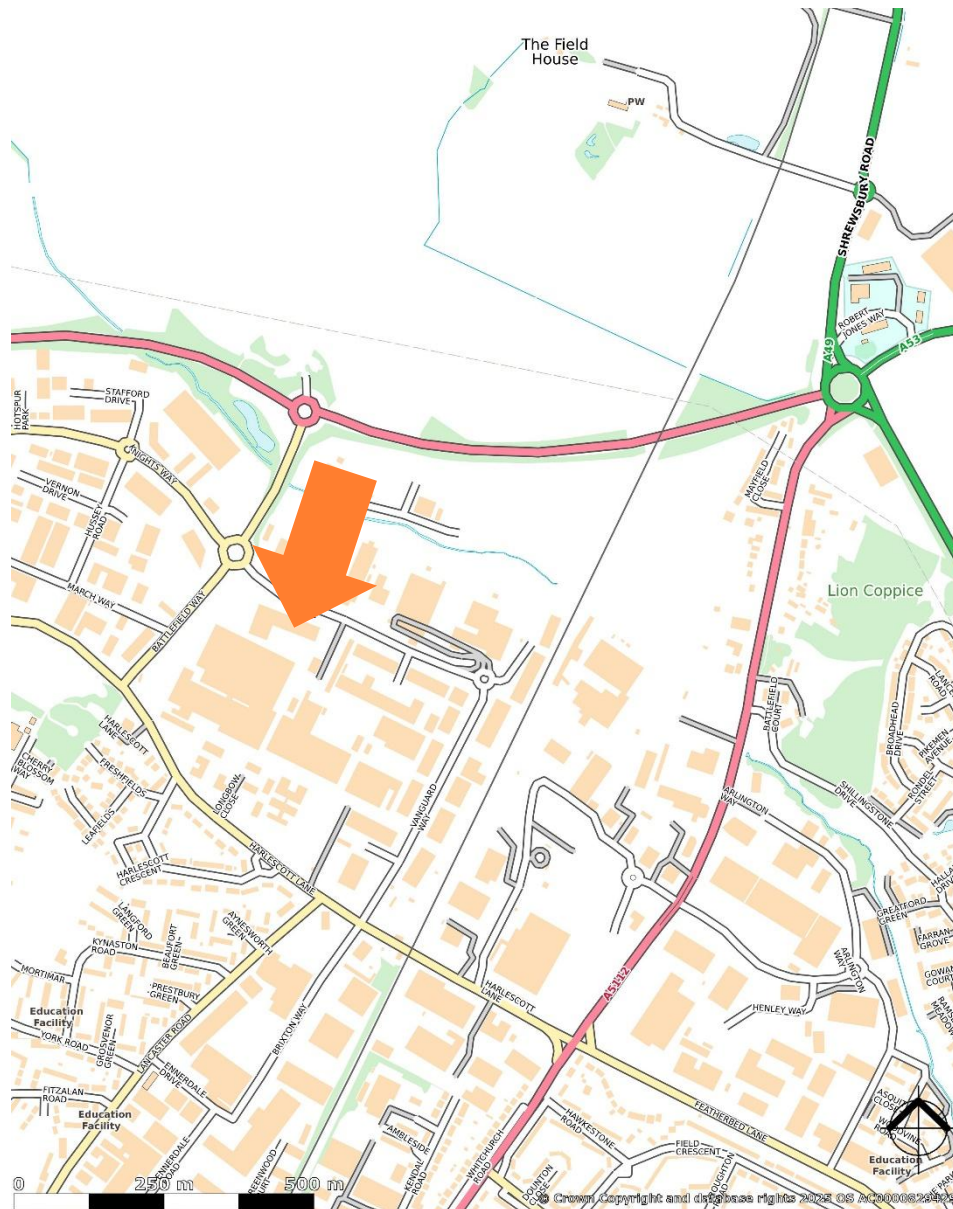
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Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Survey and Valuation

We offer a range of valuations for purposes including RICS Homebuyers, probate, taxation and bank finance valuations.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.