



**TO LET - LIGHT INDUSTRIAL
UNIT 1D, LEATON INDUSTRIAL ESTATE, SHREWSBURY, SY4 3AP**

27' 8"

Unit 1D
810.60 sq ft (24' x 39' 4")

10' 7"

Toilet
57.73 sq ft
5' 6" x 10' 7"

Private Office
50.42 sq ft (8' 8" x 5' 10")

39' 4"

RENT

£4,600 per annum

KEY POINTS

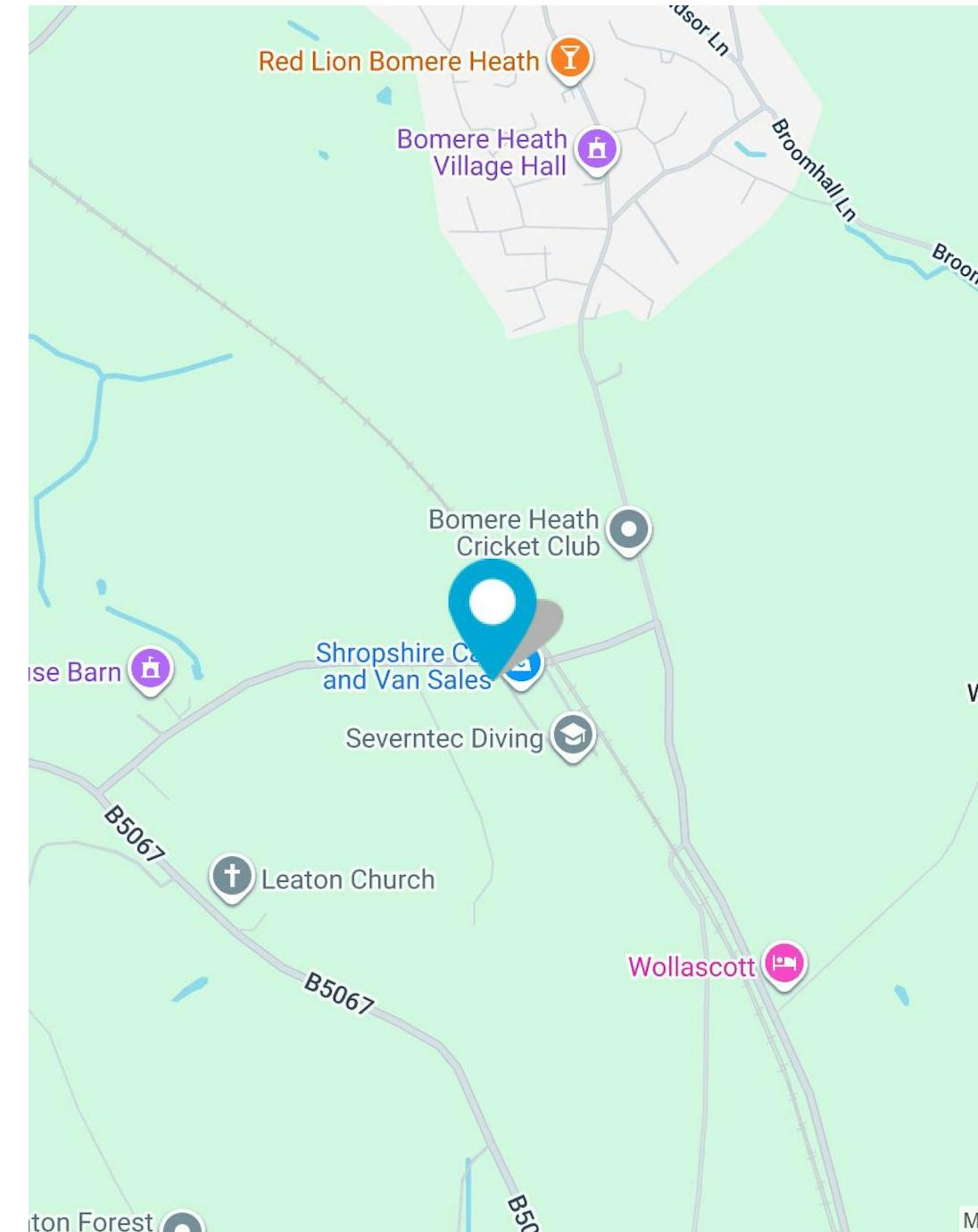
- 920 sq ft industrial unit ideal for storage or light manufacturing
- Features roller shutter door and open-plan layout
- Located on established Leaton Industrial Estate
- Excellent road links via A5124, A49, and M54

UNIT 1D, LEATON INDUSTRIAL ESTATE, SHREWSBURY, SY4 3AP

920 SQ FT | £4,600 PER ANNUM

01743 450 700

Halls
COMMERCIAL



LOCATION

Unit 1D is located on Leaton Industrial Estate, a well-established and popular commercial site situated just north of Shrewsbury, Shropshire. The estate offers excellent connectivity via the A5124 and A49, providing easy access to the national road network, including the M54 and M6 motorways. Its strategic location makes it an ideal base for businesses requiring regional distribution or local service operations. The estate benefits from a secure environment and a mix of local and national occupiers, reinforcing its reputation as a strong industrial and commercial hub.

ACCOMMODATION

UNIT 1D, LEATON INDUSTRIAL ESTATE, SHREWSBURY, SY4 3AP

920 SQ FT | £4,600 PER ANNUM

01743 450 700



DESCRIPTION

Unit 1D is a well-sized industrial unit offering approximately 920 square feet of versatile workspace, ideal for light manufacturing, storage, or general industrial use. The unit is constructed with a steel frame and benefits from a roller shutter door for easy vehicular access, along with a personnel entrance. It features a clean, open-plan layout with ample natural light and sufficient ceiling height, making it suitable for a variety of business operations. The unit is offered at a competitive annual rent of £5,520, with an additional service charge of £376, covering maintenance of common areas and estate services.

UNIT 1D, LEATON INDUSTRIAL ESTATE, SHREWSBURY, SY4 3AP

920 SQ FT | £4,600 PER ANNUM

01743 450 700

MAINTENANCE FEE

£369.80 per annum

RENT

£4,600 per annum

VAT

On Application

RATES

We have made online enquiries to the local authority and were advised as follows:

Rateable Value: £2,900

Rates Payable: £1,447.10 per annum

LEGAL COSTS

On Application

EPC

On Application

CONTACT

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

LISSY LLEWELLYN-BELL

01743 450 700

commercialmarketing@hallsgb.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 over 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 **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 over 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 16/01/2020



UNIT 1D, LEATON INDUSTRIAL ESTATE, SHREWSBURY, SY4 3AP

920 SQ FT | £4,600 PER ANNUM

01743 450 700

Halls
COMMERCIAL