



TO LET - COMMERCIAL/BUSINESS UNIT

UNIT 1 MARSHBROOK BUSINESS PARK, MARSHBROOK, CHURCH STRETTON, SHROPSHIRE, SY6 6QE

KEY POINTS

2,446

SQFT

TOTAL GROSS INTERNAL FLOOR AREA



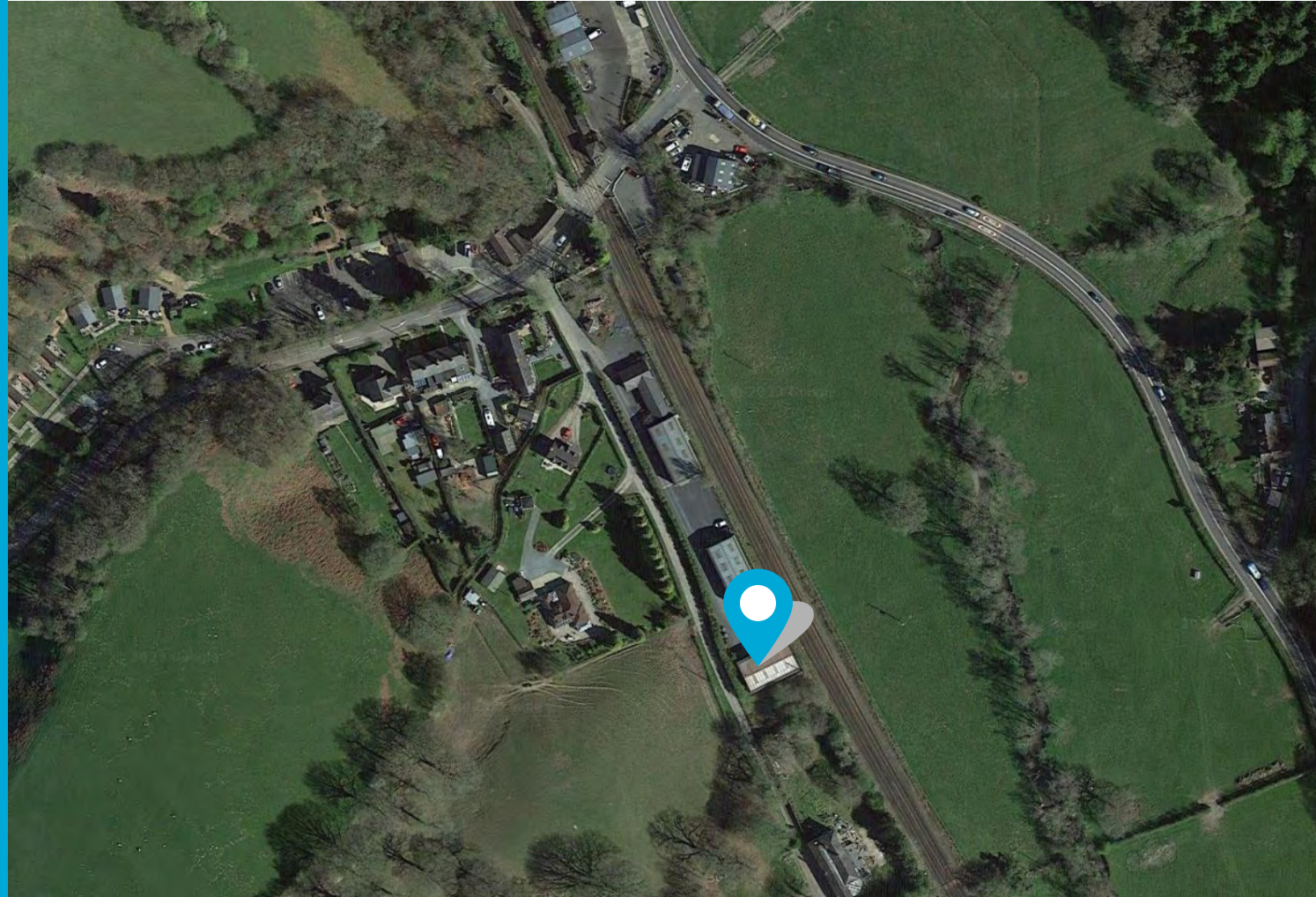
EAVES HEIGHT

4.86M

APPROXIMATELY

ESTABLISHED BUSINESS PARK

ALL MEASUREMENTS ARE APPROXIMATE



£8,500

PER ANNUM

(EXCLUSIVE)

James Evans



07792 222 028

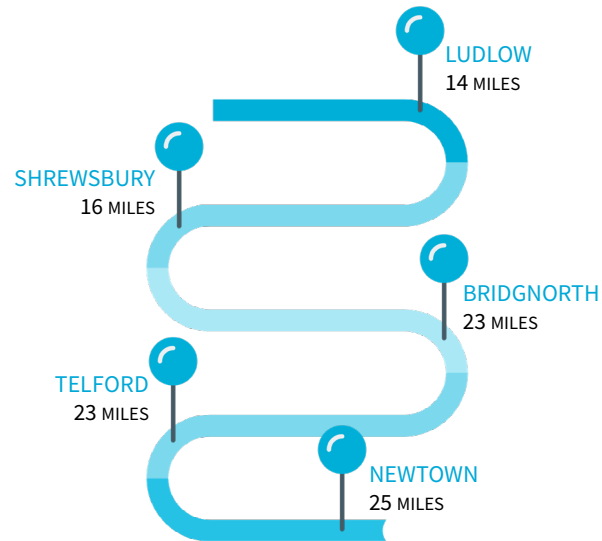
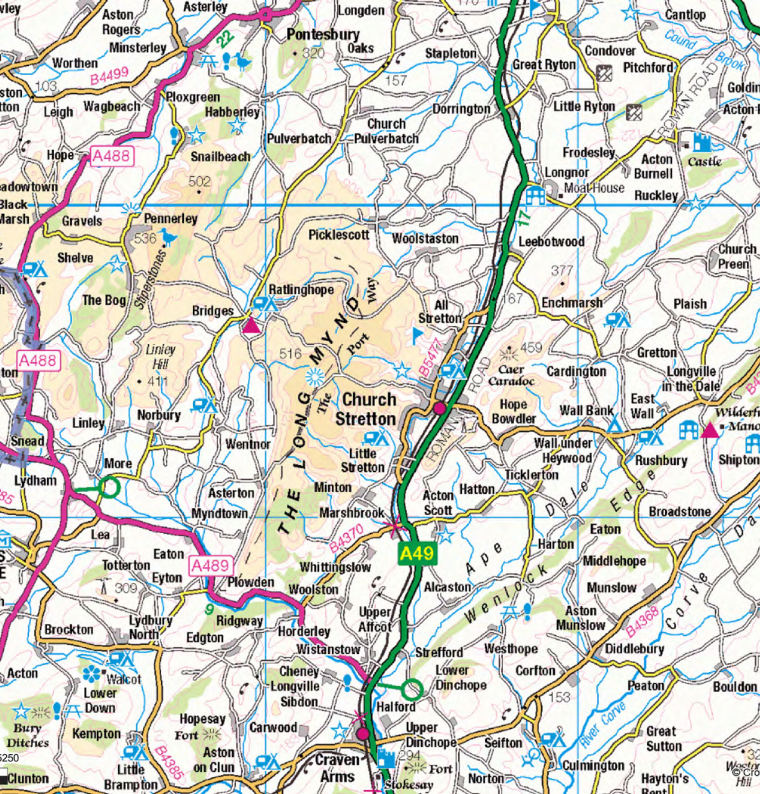
james.evans@hallsgb.com

Commercial Department



01743 450 700

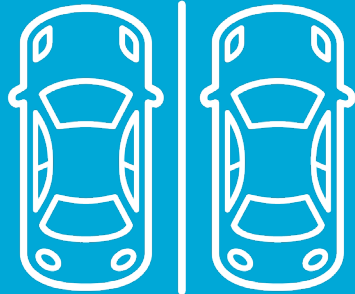
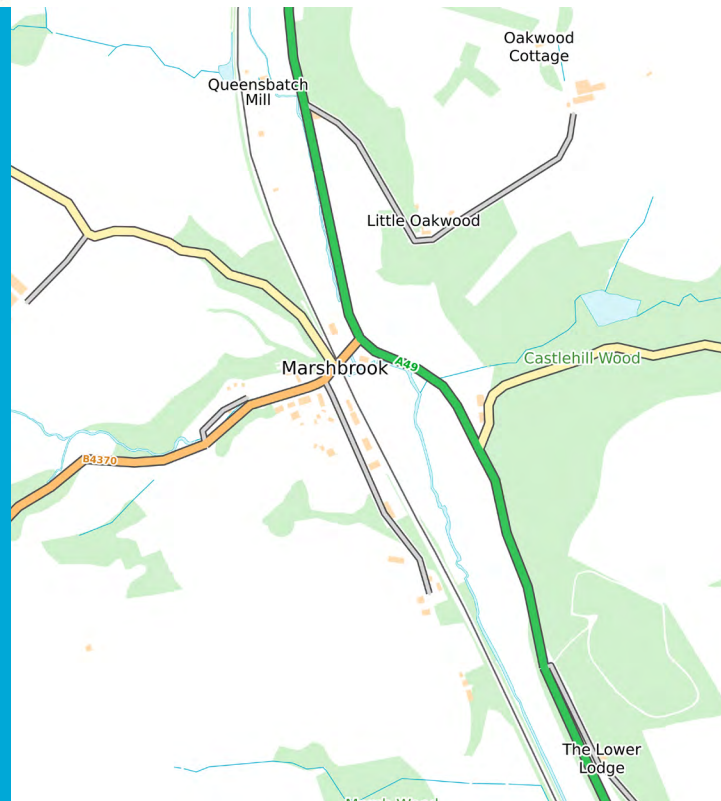
commercialmarketing@hallsgb.com



LOCATION

The property forms part of Marshbrook Business Park which is located in Marshbrook adjacent to the A49 Trunk Road, which serves as the main access road between Shrewsbury and Hereford. The property forms part of an established sought after Business Park comprising of 4 units. The business park is located directly opposite The Station Public house and restaurant in the village of Marshbrook and accessed from the B4370.

The property is located approximately 3 miles south of the town of Church Stretton, where all local amenities are available and approximately 16 miles south of the county town of Shrewsbury, approximately 6 miles north of the town of Craven Arms and approximately 14 miles north of the town of Ludlow.



CAR PARKING ON-SITE

DESCRIPTION

The property comprises of a detached commercial property that provides a Total Gross Internal Floor Area of approximately 2,446 ft sq (227.20 m sq).The accommodation is arranged to provide offices, workshop and welfare facilities.

The commercial unit has an eaves height of approximately 4.86 metres. The workshop area has an up and over door with a width of approximately 4.85 metres

The property is constructed of steel portal framework clad in part profile sheeting, part brickwork and part blockwork. The property structure sits under a roof cover that is profile sheeting with translucent roof lights.

The property is accessed via the estate road that serves the Business Park.

Externally the property has a metalled surface that provides car parking and a servicing area for the property.

ACCOMMODATION

All measurements are approximate

	M SQ	SQ FT
Ground Floor Offices	227.20	2,446
Ground Floor Workshop Area	40.3	433
TOTAL GROSS INTERNAL AREA	186.9	2,012



TENURE

The property is offered to let on a new Tenants Full Repairing and Insuring Lease for a length of term by negotiation. There will be rent reviews at 3 yearly intervals.

PLANNING

Prospective tenants should make their own enquiries.

We understand that the property interest has planning consent for its use falling within Use Class B of The Town and Country Use Classes Order 1987).

SERVICES

(Not tested at the time of our inspection)

Mains water, electricity and drainage are understood to be connected to the property. The property is understood to have 3 phase electricity and there is an oil fired central heating system.

RENT

£8,500 per annum (Exclusive)

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in respect of the granting of the lease.

VAT

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

RATES/EPC

We have made verbal enquiries to the local authority and we advised as follows:


RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£9,600	£4,790	TBC

Small Business Rates Relief may be available.

RATES

LOCAL AUTHORITY

Shropshire Council,
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

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