ANDREW DIXON & COMPANY

TO LET

Chartered Surveyors & Commercial Property Consultants



Units at Longden Road Industrial Estate

Mercian Close, Shrewsbury, Shropshire, SY3 9EQ

- Refurbished industrial units from 1,250 sq ft to 2,500 sq ft (115 sq m to 230 sq m)
- Each unit benefits from workshop space and WC facilities
- On-site car parking directly to the front in shared yard
- Established business location close to Shrewsbury town centre
- CURRENTLY NO AVAILABILITY REMAINING UNITS UNDER OFFER

Tel: 01952 521000 www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford, Shropshire TF2 9TW Telephone: 01952 521000 Fax: 01952 521014 Email: enquiries@andrew-dixon.co.uk

Longden Road Estate Shrewsbury

LOCATION

Shrewsbury is the county town of Shropshire and is located approximately nine miles east of the Welsh border. It serves as a cultural and commercial centre for the ceremonial county and a large area of mid-Wales.

The available units are situated on Longden Road Industrial Estate, a small development of terraced industrial units just off Longden Road on Mercian Close. Longden Road connects directly to the A5 and in turn the A49, and Junction 7 of the M54 motorway lies approximately eleven miles to the east. Nearby commercial users include Screwfix, Howdens and Huws Gray. Shrewsbury town centre and all its amenities are located only half a mile away.

DESCRIPTION

The available units form part of a terrace of five similarly sized units, which were built in the mid 1980's and recently refurbished by the landlord. Construction is based on a steel frame with block-work walls to a height of approximately 7ft and profile metal cladding above. The roof is pitched and incorporates 10% translucent light panels.

There are three units of the same size available, each having roller shutter access to the workshop space, with a separate customer pedestrian access to the front. All units have internal WC facilities.

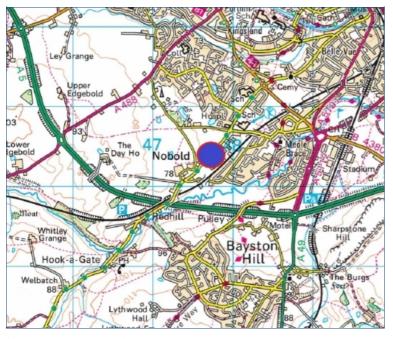
Outside, there is a concrete shared car park immediately to the front of the terrace.

ACCOMMODATION

Unit 1	Size: 1,250 sq ft (115 sq m) Price: £9,000 pax	Under Offer
Unit 3	Size: 1,250 sq ft (115 sq m) Price: £9,000 pax	LET
Unit 4	Size: 1,250 sq ft (115 sq m) Price: £9,000 pax	Under Offer

SERVICES

We understand that mains electricity, gas and water are available or connected to the units. It should be noted that we have not checked or tested these units and interested parties should make their own enquiries.





PLANNING

The units have planning permission for Class E, B2 and B8 use under the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENUR

Leasehold: The units are available individually or can be combined on lease terms to be agreed. Please contact the agent for further details.

DENI

The quoting rent is £9,000 per annum exclusive for each unit.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND Tel: 0345 678 9000

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2023 rating list is £6,900 for each unit.

ENERGY PERFORMANCE CERTIFICATE

All units have an energy rating of C.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS Direct Line: 01952 521007 Mobile: 07795 275 113

Email: alex@andrew-dixon.co.uk

Ref: AGS/1095



What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to

you.

Printcode: 202451

Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.

ANDREW DIXON & COMPANY