



## Commercial Premises at Preston Farm

### Preston on Severn, Uffington, Shrewsbury, SY4 4TB

- Self-contained commercial unit extending to 7,000 sq ft (650 sq m)
- Front loading yard/car parking and separate secure open storage yard
- Accommodation includes office and WC facilities
- May split to form two 3,500 sq ft units with or without storage yard

# Unit at Preston Farm

## Uffington, Shrewsbury

### LOCATION

The property is situated at Preston Farm in the small hamlet of Preston on Severn in Uffington. It lies approximately 2 miles north of Atcham and 2.5 miles south of Uffington, in close proximity to the National Trust held side at Attingham Park.

Preston on Severn is a quiet rural location approximately 2 miles from the B4380, which provides access to the main A5 Shrewsbury bypass at Emstrey. The A5, in turn, provides excellent transport links to North and Mid-Wales, as well as Oswestry, Chester and the northwest.

The A5 also affords easy access to the West Midlands via the M54 motorway at Telford, approximately 10 miles distant, and to Stafford and the M6 in the northeast. Shrewsbury town centre is also close by.

### DESCRIPTION

The property comprises a detached warehouse/storage facility extending to approximately 7,000 square feet on a site of circa 0.57 acres (0.23 hectares), which is available to let as a whole or can be split to provide two smaller units.

The building provides an open plan warehouse, which will incorporate a small office and WC facilities to the rear. The warehouse benefits from a solid concrete floor throughout, with two roller shutter doors and a pedestrian access.

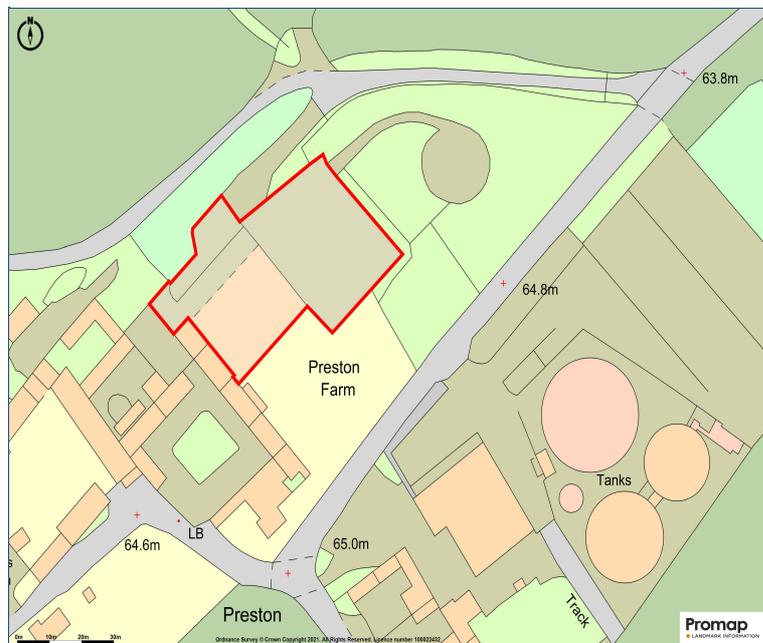
The unit is approached from the road via a surfaced service yard to the front, which provides loading/unloading facilities and on site car parking.

There is also a fenced hardstanding compound to the side of the unit extending to 0.3 acres (0.12 hectares) providing secure open storage space, which can be included within the demise or leased separately.

### ACCOMMODATION

Warehouse	7,000 sq ft	650 sq m
Office		
WC facilities		
<b>Total Gross Internal Area</b>	<b>7,000 sq ft</b>	<b>650 sq m</b>
Secure storage yard	0.3 ac	0.12 ha

\*The warehouse can be split to provide two smaller units of 3,500 sq ft (325 sq m) each, dependent on requirements.



**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.



### SERVICES

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

### PLANNING

The property lends itself to a number of industrial uses such as storage and distribution. Interested parties are advised to make their own enquiries in this regard.

### TENURE

Leasehold: The property is available to lease on terms to be agreed. Please contact the letting agent for further details.

### RENT

Rent upon application.

### LOCAL AUTHORITY

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

### BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

### ENERGY PERFORMANCE CERTIFICATE

The property is to be accessed in due course.

### 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.

### VIEWING

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

Contact: Alex Smith

Direct Line: 01952 521007 Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/3688



Printcode: 2021312

### 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.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://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](mailto:enquiries@andrew-dixon.co.uk)