



## Unit 2, Adderley Road Industrial Estate

### Bert Smith Way, Market Drayton, TF9 3SN

- End terraced, single storey industrial warehouse/workshop unit
- Extending to approximately 1,800 sq ft (167 sq m) plus mezzanine
- Established industrial location with good parking provision
- Flexible lease terms available

# Unit 2, Adderley Road Market Drayton

## LOCATION

Market Drayton is a market town in North Shropshire located approximately twenty miles from the county town of Shrewsbury and twenty two miles from Telford New Town. It is home to local, regional and national occupiers including Muller Dairies, Travis Perkins and Morrison's supermarket.

The property itself is situated on Adderley Road Industrial Estate, accessed by turning off the A53 onto Adderley Road towards Market Drayton town centre, and then left onto Bert Smith Way.

## DESCRIPTION

The property comprises a single storey industrial unit, which forms part of a larger terrace of similar light industrial units, complete with shared car parking to the front.

Unit 2 enjoys an end of terrace position, being of steel portal frame construction with a mixture of brick/blockwork elevations beneath a pitched insulated roof. It has a concrete floor and is accessed via both pedestrian and roller shutter doors.

Internally, the unit is arranged to provide open workshop space incorporating a small partitioned area to the front and WC facilities to the rear. There is also a useful mezzanine level accessed via an internal staircase.

Outside, there is a shared tarmacadam car park to the front of the terrace, with security barrier access to the estate.

## ACCOMMODATION

Unit 2 GIA	1,800 sq ft	167 sq m
Mezzanine Floor	Not measured	

## SERVICES

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

## PLANNING

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



## TENURE

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

## RENT

The quoting rent is £12,500 per annum exclusive.

## SERVICE CHARGE

A service charge is payable for the general maintenance and repair of the common areas. Details upon request.

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND  
Tel: 0345 678 9003

## BUSINESS RATES

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

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been commission and will be available shortly.

## VAT

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

## LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in connection with the preparation of a new lease.

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

Ref: AGS/015B



Printcode: 2025731

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[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)