

INDUSTRIAL UNITS AND YARDS



**Prees Industrial Estate, Shrewsbury Road
Prees, Whitchurch, Shropshire, SY13 2DJ**

- Only one unit now remaining extending to 5,000 sq ft (465 sq m)
- Open storage yards ranging from 0.5 ac to 1.0 ac
- Established industrial, workshop, storage and distribution uses
- Flexible lease terms and competitive rents available

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

Prees Ind. Estate Whitchurch

LOCATION

Prees is a small north Shropshire town located just off the A49 and close to the settlement of Prees Heath, approximately 4 miles south of Whitchurch. Telford lies approximately 15 miles to the south and Shrewsbury is 11 miles to the east.

Nearby arterial routes include the M6 motorway, with Junction 15 (Stoke-on-Trent) approximately 20 miles to the east via the A53. The M54 motorway lies to the south, accessible via the A49 or the A41, circa 14 miles and 26 miles respectively.

Prees Industrial Estate is situated on Shrewsbury Road close to its junction with the A49 and immediately to the south of Prees village.

DESCRIPTION

Prees Industrial Estate is an established mixed use industrial estate comprising a variety of self-contained industrial and commercial buildings, together with substantial open storage land. There are two main entrances to the estate and vehicular access is afforded to each unit via the estate roads.

The buildings vary in construction and age but the majority of units benefit from concrete floors, an electricity supply and roller shutter or sliding doors.

Yard areas range from 0.5 acres up to 1.0 acre and are available separately or to complement the units.

AVAILABLE UNITS

Unit 9A	5,000 sq ft	465 sq m

PLANNING

The estate is classified as an 'Allocated Industrial Area' under existing Council planning policy. Interested parties are advised to make their own enquiries with the Local Planning Authority.

SERVICES

We understand that all mains services, with the exception of gas, are available or connected to the estate. However, we have not checked or tested these services and interested parties should make their own enquiries.



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TENURE

Leasehold: The units are available to let either individually, or combined, on flexible lease terms. Please contact the agent for further details.

RENT

Competitive rents are available - details upon application.

LOCAL AUTHORITY

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

BUSINESS RATES

According to the VOA website, the estimated Rateable Values of the units in the 2026 Rating List with effect from 1st April 2026 are:

Unit 9A - £13,500

ENERGY PERFORMANCE CERTIFICATE

The available units have the following Energy Ratings:

Unit 9A - B(38)

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: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3138



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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.

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