



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

- Available units available from 1,039 sq ft to 3,700 sq ft (97 sq m to 344 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



# 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 4E	1,039 sq ft	97 sq m
Unit 5	3,700 sq ft	344 sq m
Unit 5A	2,500 sq ft	232 sq m
Unit 8	2,595 sq ft	241 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 (NOT CHECKED OR TESTED)

We understand that all mains services, with the exception of gas, are available or connected to the estate.



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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 Rateable Values of the units in the 2023 Rating List with effect from 1st April 2023 are:

Unit 4E - £2,350  
Unit 5 - £5,900  
Unit 5A - £4,250  
Unit 8 - £6,000

### ENERGY PERFORMANCE CERTIFICATE

The available units have the following Energy Ratings:

Unit 4E - C(54)  
Unit 5 - C(51)  
Unit 5A - B(43)  
Unit 8 - C(73)

### 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](mailto:nathan@andrew-dixon.co.uk)  
Ref: BNF/3138



Printcode: 2022127

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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)