

ANDREW DIXON  
& COMPANY

Chartered Surveyors &  
Commercial Property Consultants

**TO LET** (business unaffected)

**INDUSTRIAL UNIT**



## **Unit 2, Longden Road Industrial Estate** **Mercian Close, Shrewsbury, Shropshire, SY3 9EQ**

- Mid terraced industrial unit extending to 1,250 square feet (115 square metres)
- Benefits from internal office accommodation and WC facilities
- On-site car parking is available to the front of the unit
- Established business location close to Shrewsbury town centre
- Available for occupation circa October 2019

**Tel: 01952 521000**  
**[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)



# Unit 2, Longden Road 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 property itself is 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 Build Base and Maxpack. Shrewsbury town centre and all its amenities are located only half a mile away.

## DESCRIPTION

The property forms part of a terrace of five similarly sized units, which were constructed in the mid 1980's. The subject property has a mid terraced position in the block.

Construction is based on a steel frame with block-work walls to a height of approximately 7ft and profile metal cladding above, surmounted by a pitched roof incorporating 10% translucent light panels. A roller shutter door gives access to the main warehouse area, with a separate customer pedestrian access to the front.

Internally, the property provides warehouse accommodation with internal offices and WC facilities.

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

## ACCOMMODATION

Warehouse including offices, WC's	1,250 sq ft	(115 sq m)
<b>Gross Internal Area</b>	<b>1,250 sq ft</b>	<b>(115 sq m)</b>

## SERVICES

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



## PLANNING

We understand the property has planning permission for uses within Class B1, B2 and B8 of the Town & Country Planning Act 1987 (Use Class Order 2005).

## TENURE

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

## RENT

Quoting rent of £7,250 per annum exclusive.

## 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 2017 rating list is £6,500.

## ENERGY PERFORMANCE CERTIFICATE

To be assessed. Please contact the agent for further details.

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

Ref: AGS/1095



Printcode: 2016817

### 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.



**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1994** 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

[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)