



Units at Longden Road Industrial Estate Mercian Close, Shrewsbury, Shropshire, SY3 9EQ

- Refurbished industrial units from 1,250 sq ft to 2,500 sq ft (115 sq m to 230 sq m)
- Each unit benefits from workshop space and WC facilities
- On-site car parking directly to the front in shared yard
- Established business location close to Shrewsbury town centre

Longden Road Estate

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 available units are 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 Screwfix, Howdens and Huws Gray. Shrewsbury town centre and all its amenities are located only half a mile away.

DESCRIPTION

The available units form part of a terrace of five similarly sized units, which were built in the mid 1980's and recently refurbished by the landlord. Construction is based on a steel frame with block-work walls to a height of approximately 7ft and profile metal cladding above. The roof is pitched and incorporates 10% translucent light panels.

There are three units of the same size available, each having roller shutter access to the workshop space, with a separate customer pedestrian access to the front. All units have internal WC facilities.

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

ACCOMMODATION

Unit 1	Size: 1,250 sq ft (115 sq m) Price: £9,000 pax	Available
Unit 3	Size: 1,250 sq ft (115 sq m) Price: £9,000 pax	Available
Unit 4	Size: 1,250 sq ft (115 sq m) Price: £9,000 pax	Under Offer

SERVICES

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



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PLANNING

The units have planning permission for Class E, B2 and B8 use under the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

Leasehold: The units are available individually or can be combined on lease terms to be agreed. Please contact the agent for further details.

RENT

The quoting rent is £9,000 per annum exclusive for each unit.

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 2023 rating list is £6,900 for each unit.

ENERGY PERFORMANCE CERTIFICATE

All units have an energy rating of C.

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

Ref: AGS/1095



Printcode: 2024510

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.

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