



## Unit 3a, Platform Commercial Park

**Bert Smith Way, Market Drayton, Shropshire, TF9 3GY**

- Newly constructed semi-detached business premises 1,250 sq ft (116 sq m)
- Established and sought after commercial location close to town centre
- Situated on secure business park with gated access and car parking
- Can be fitted out to tenant's specification with minimum eaves height of 4.5m



# Unit 3a, Platform CP

## Market Drayton

### LOCATION

The property is situated on the newly developed Platform Commercial Park, a modern business park on Adderley Road (A529), and enjoys an established commercial location with nearby occupiers including Travis Perkins, Talbot Garage, and KO Machines Limited. There is also a Morrison's supermarket in the immediate vicinity.

Platform Commercial Park lies approximately 0.5 miles north of Market Drayton town centre, being accessed from Bert Smith Way. The latter connects with Adderley Road, which in turn connects with the A53 providing access to Junction 15 (Stoke on Trent) of the M6 motorway approximately 13 miles to the east. The A53 also connects to the A41 and Junction 6 of the M54 motorway approximately 19 miles to the south.

### DESCRIPTION

The property is a newly constructed business unit, which forms part of the recently completed Platform Commercial Park - a secure business park location with perimeter fencing and a gated access point, including HGV access.

Unit 3a comprises a semi-detached single storey unit of steel portal frame construction with profile steel cladding to a minimum eaves height of 4.5 metres surmounted by an insulated steel profile sheet roof incorporating roof lights.

The unit offers open plan warehouse space with toilet block, having a concrete floor, LED lighting throughout and an electrically operated roller shutter door, together with standard access door. The building is currently fitted out to a shell specification to enable a tenant specific fit-out, which may include internal offices and/or splitting the accommodation to provide two smaller units.

Externally, the property benefits from a concrete loading apron to the front and will have allocated on-site car parking within business park. The number of parking bays is to be agreed.

### ACCOMMODATION

|                     |             |          |
|---------------------|-------------|----------|
| Gross Internal Area | 1,250 sq ft | 116 sq m |
|---------------------|-------------|----------|

### SERVICES (NOT CHECKED OR TESTED)

We understand that mains electricity, water and drainage are available or connected to the property, with the electricity being sub-metered off the landlord's supply and recharged to the tenant on a usage basis. It should be noted that we have not checked or tested the services and interested parties to make their own enquiries in this regard.



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### PLANNING

We understand the property has planning permission for Class E(a), (c) and (g) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should make their own enquiries.

### TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease for a term to be agreed. The unit can be fitted out to the tenant's individual specification.

### RENT

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

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND  
Tel: 0345 678 9000

### BUSINESS RATES

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

### ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for 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.

### 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/3945



Printcode: 2023718

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