



TO LET – COMMERCIAL UNITS

MILE END BUSINESS PARK | ASTON | OSWESTRY | SHROPSHIRE | SY11 4JF



KEY POINTS

UNITS RANGING FROM

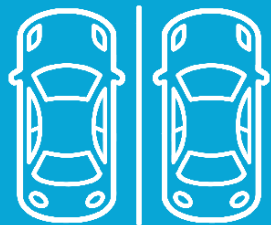
1,270

SQ FT

TO

1,668

SQ FT



BENEFITING FROM GENEROUS
ON-SITE CAR PARKING
AND SERVICING

ALL MEASUREMENTS ARE APPROXIMATE





RENTS FROM

£10,160

PER ANNUM
(EXCLUSIVE)

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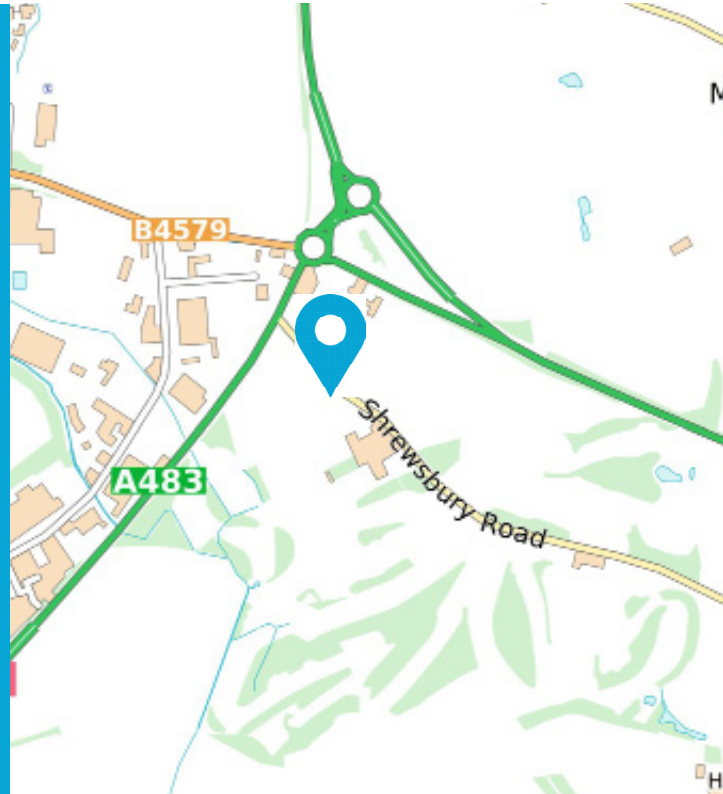
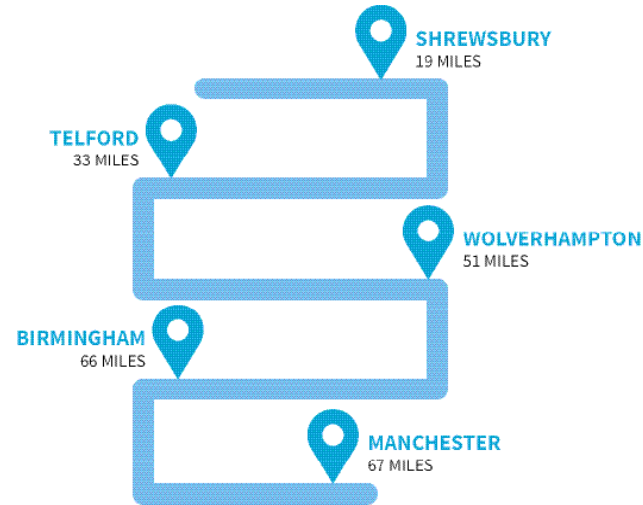
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COMMERCIAL

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LOCATION

The units form part of Mile End Business Park. Mile End Business Park is a new business park that is located adjacent to Mile End Golf Course and Mile House Farm in Aston on the southern edge of the town of Oswestry. The Business Park enjoys easy access and good connectivity to the A5, A495 and the A483 that provide access to the national road network. The Business Park is located within proximity of all local amenities.

Oswestry is a market town, civil parish and historic railway town in Shropshire, England, close to the Welsh border. It is at the junction of the A5, A483 and A495 roads.

The town was the administrative headquarters of the Borough of Oswestry until that was abolished in 2009. Oswestry is the third-largest town in Shropshire, following Telford and Shrewsbury. At the 2021 Census, the population was 17,509. The town is five miles (8 km) from the Welsh border and has a mixed English and Welsh heritage.



OSWESTRY
POPULATION

18,000

APPROXIMATELY



what3words
universal.trip.partners



DESCRIPTION

The Business Park is arranged to provide a variety of commercial/business units that are available to let from the end of January 2025. The units provide a variety of commercial units that provide a Total Gross Internal Floor Area ranging from 1,270 ft sq (118 m sq) to 1,668 ft sq (155 m sq). The units form part of three blocks of commercial structures that are of portal framework clad in brickwork and profile sheeting to the elevations and profile sheeting to the roof covers. The units have an eaves height of approximately 4.5 metres and benefit from an up and over door to the front elevations plus an electric roller shutter door and personnel door to each unit. The units externally benefit from communal use of a generous sized car parking area and servicing for deliveries.

Each of the units will have internally a toilet and staffroom.

The units are arranged as follows;

Block 1

Unit 1 1,270 ft sq (118 m sq)

Unit 2 1,270 ft sq (118 m sq)

Unit 3 1,270 ft sq (118 m sq)

Block 2

Unit 4 1,669 ft sq (155 m sq)

Unit 5 1,669 ft sq (155 m sq)

Unit 6 1,658 ft sq (154 m sq)

Unit 7 1,658 ft sq (154 m sq)

Block 3

Units 8,9 and 10 4,322 ft sq (401.5 m sq)



ACCOMMODATION/ AVAILABILITY

All measurements are approximate

Block 1	
Unit 1	1,270 ft sq (118 m sq) <i>Under Offer</i>
Unit 2	1,270 ft sq (118 m sq) <i>LET</i>
Unit 3	1,270 ft sq (118 m sq) <i>LET</i>
Block 2	
Unit 4	1,669 ft sq (155 m sq) <i>Under Offer</i>
Unit 5	1,669 ft sq (155 m sq) <i>Under Offer</i>
Unit 6	1,658 ft sq (154 m sq) <i>Reserved</i>
Unit 7	1,658 ft sq (154 m sq) <i>Under Offer</i>
Block 3	
Units 8,9 and 10	4,322 ft sq (401.5 m sq) <i>Reserved</i>

(The units will be ready for occupation June 2025).



