



Unit 1Z, Leaton Industrial Estate, Shrewsbury, SY4 3AP

Unit 1Z offers 1500sq ft of versatile industrial space in Leaton Estate, Shrewsbury, with good access and low rent.

Summary

Tenure	To Let
Available Size	1,500 sq ft / 139.35 sq m
Rent	£9,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- 1500 sq ft industrial unit ideal for storage or light manufacturing
- Features electric roller shutter door and open-plan layout
- Located on established Leaton Industrial Estate
- Excellent road links via A5124, A49, and M54

DESCRIPTION

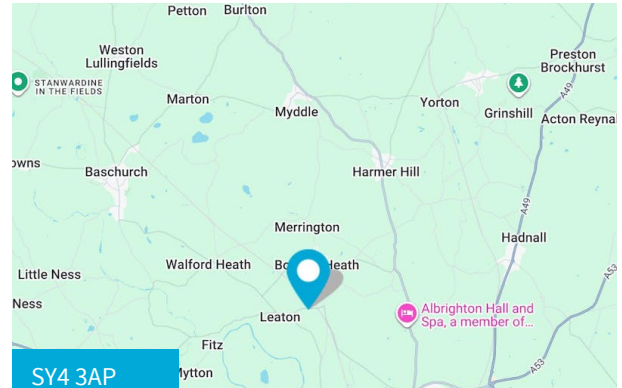
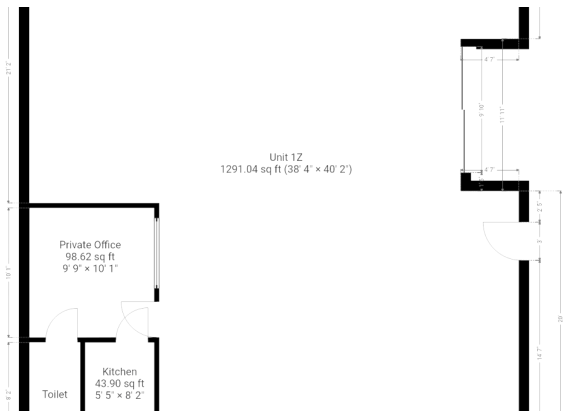
Unit 1Z is a well-sized industrial unit offering approximately 1500 square feet of versatile workspace, ideal for light manufacturing, storage, or general industrial use. The unit is of steel frame construction and benefits from an electric roller shutter door providing convenient vehicular access, together with a separate personnel entrance. Internally, the unit features a clean, open-plan layout, enhanced by premium LED bay lighting, ample natural light, and sufficient ceiling height to suit a wide range of business operations. The unit is also fitted with an office, kitchen, and toilet facilities, providing a practical and self-contained working environment. The unit is offered at a competitive annual rent of £9,000, with an additional maintenance rent of £480, covering the upkeep of common areas and estate services.

LOCATION

Unit 1Z is located on Leaton Industrial Estate, a well-established and popular commercial site situated just north of Shrewsbury, Shropshire. The estate offers excellent connectivity via the A5124 and A49, providing easy access to the national road network, including the M54 and M6 motorways. Its strategic location makes it an ideal base for businesses requiring regional distribution or local service operations. The estate benefits from a secure environment and a mix of local and national occupiers, reinforcing its reputation as a strong industrial and commercial hub.

MAINTENANCE FEE

£480 per annum



Viewing & Further Information

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