

**Wiggins Lockett
Thompson**
Chartered Surveyors

SECURE YARD AVAILABLE FOR LICENCE

REAR OF
EXPRESS HOUSE
CLAYTON WAY
OXON BUSINESS PARK
SHREWSBURY
SHROPSHIRE SY3 5AL

- Apx 0.77 Acres
- Secure Site



LOCATION

The facility is located in a mixed use commercial area 2.4 miles west of Shrewsbury off Welshpool Road A458. The A5 Curncote Roundabout is 1.1 miles to the west.

DESCRIPTION

Open storage yard. Access to the site is via a shared access road to Oxon Business Park and locally via Clayton Way. The site is fenced and secured via a gated access point. Power is available on site subject to agreement.

LICENCE FEE

£2,000 per month.

Service Charge, Insurance, VAT and Business Rates are payable in addition (please contact Agent for further assistance).

VIEWINGS

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303.

• Subject to Contract • Details created 06-18

Wiggins Lockett Thompson Limited
2nd Floor, 14-16 High Street,
Ironbridge, Telford, Shropshire TF8 7AD
Tel: 01952 603303/01902 229550
Fax: 01952 603301

4 Olton Bridge,
245 Warwick Road, Solihull,
West Midlands B92 7AH
Tel: 0121 706 4326
Fax: 0121 706 2791



RICS Regulated by RICS

Important Notice

Wiggins Lockett Thompson Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Wiggins Lockett Thompson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. (v) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. (vi) Any movable contents, fixtures and fittings referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.