

TO LET

UNIT 1A-1B, HARLESCOTT BARN, SHREWSBURY, SY1 3SZ



LOCATION

UNIT 1A-1B, HARLESCOTT BARNES, SHREWSBURY, SY1 3SZ



THE UNIT IS PROMINENTLY LOCATED WITHIN THE WELL ESTABLISHED HARLESCOTT BARNES DEVELOPMENT, SITUATED JUST OFF THE A49 IN NORTHERN SHREWSBURY – ONE OF SHROPSHIRE'S KEY COMMERCIAL AND RETAIL AREAS. THE SITE BENEFITS FROM EXCELLENT TRANSPORT LINKS, WITH DIRECT ACCESS TO THE A49, A53 AND A5, PROVIDING CONVENIENT ROUTES TO TELFORD, WOLVERHAMPTON, CHESTER AND THE WIDER WEST MIDLANDS.

THE PROPERTY IS APPROXIMATELY 2.5 MILES NORTH OF SHREWSBURY TOWN CENTRE, OFFERING EASY ACCESS TO LOCAL AMENITIES, PUBLIC TRANSPORT AND A RANGE OF NEARBY NATIONAL TRADE AND RETAIL OCCUPIERS INCLUDING MORRISONS, B&Q, TOOLSTATION AND SCREWFIX. THIS STRATEGIC LOCATION MAKES UNIT 2 IDEAL FOR BUSINESSES SEEKING A WELL- CONNECTED BASE WITHIN AN ESTABLISHED COMMERCIAL HUB



PHOTOS

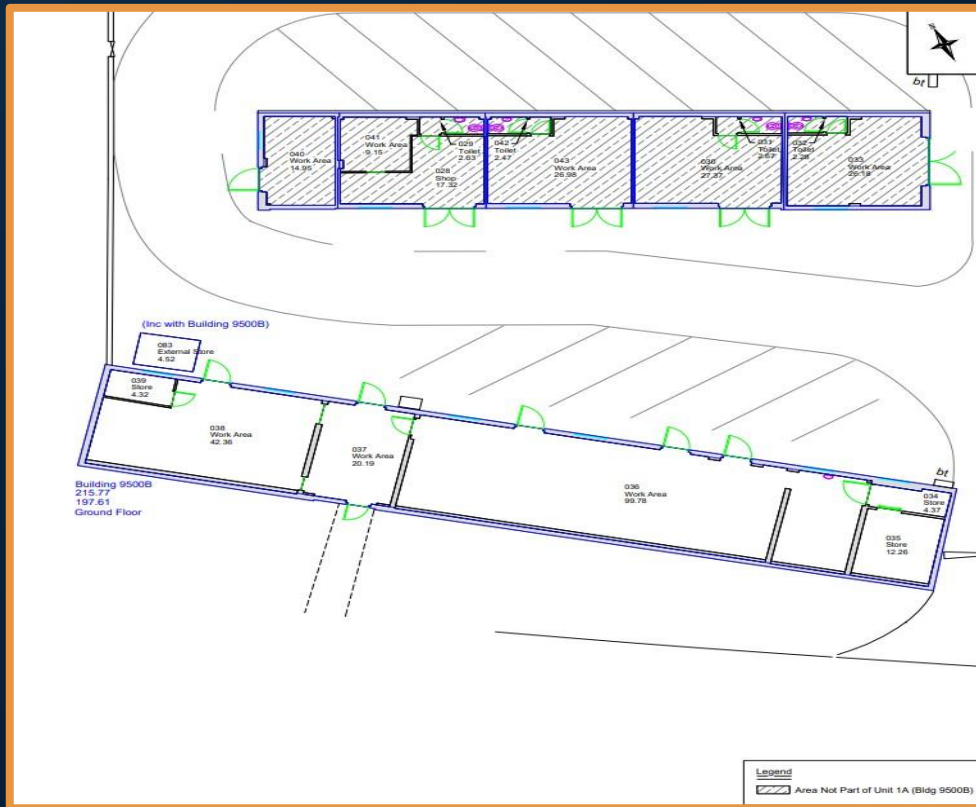
UNIT 1A-1B, HARLESCOTT BARN, SHREWSBURY, SY1 3SZ



SITE PLAN



UNIT 1A-1B, HARLESCOTT BARN, SHREWSBURY, SY1 3SZ



DETAILS



UNIT 1A-1B, HARLESCOTT BARNS, SHREWSBURY, SY1 3SZ

DESCRIPTION

- PROMINENT LOCATION JUST NORTH OF SHREWSBURY TOWN CENTRE
- ACCOMMODATION –2,289 SQ.FT
- WELL-ESTABLISHED INDUSTRIAL ESTATE
- SUITABLE FOR MULTIPLE USES
- CAR PARKING
- CLOSE TO AMENITIES

LEGAL COSTS

- THE LANDLORD ASKS THE IN-GOING TENANT TO PAY £150 FOR THE LEGAL COSTS

TERMS OF LEASE

- PREMISES AVAILABLE BY WAY OF A NEW LEASE FOR A TERM FROM 5 YEARS WITH A BREAK OPTION ONLY AT THE END OF THE 3RD YEAR OF THE TERM. OUTSIDE OF THE LANDLORD AND TENANT ACT 1954

PRICE

- £20,400 PER ANNUM PLUS VAT

ENQUIRIES

UNIT 1A-1B, HARLESCOTT BARNS, SHREWSBURY, SY1 3SZ



 **SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX**

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