

To Let
Separately or
Together



Units at Fourways Yard,
Astley, Shrewsbury, SY4 4BX

£9,400 pa - £33,150 pa (exclusive)



Unit 3



Unit 2



Unit 1

Summary

- Three Light Industrial Units available to let individually or together.
- Gross Internal Area approximately

Unit 1	1,922 sq ft (178.6 m ²)
Unit 2	1,175 sq ft (109.2 m ²)
Unit 3	1,534 sq ft (142.6 m ²)
- Quoting rents:

Unit 1	£11,500 per annum
Unit 2	£9,400 per annum
Unit 3	£12,250 per annum
- Prominently located just off the A53, approximately five minutes' drive from Battlefield, Shrewsbury.
- Suitable for a range of industrial, storage or trade counter uses (subject to consent where required).
- Secure, self-contained gated yard providing good circulation, loading and manoeuvring space for HGVs and commercial vehicles.
- Units 2 and 3 are fitted with electric roller shutter loading doors, offering convenient vehicular access for loading and servicing operations.

For further information, contact:
 Cooper Green Pooks
 3 Barker Street, Shrewsbury, SY1 1QF
 01743 276 666 - Option 3

Andrew Birtwistle MRICS
 07775 703 246
 ab@cgpooks.co.uk

James Satoor
 07494 328 693
 james.satoor@cgpooks.co.uk

Location:

The property is situated at Fourways Yard, Astley, located just off the A53, approximately 1 mile north of Battlefield Roundabout - the intersection of the A53/A49 and routes into Shrewsbury. Consequently, the site benefits from convenient access to the local and regional road network, providing good connectivity to Shrewsbury, Whitchurch, and the surrounding areas.

The location is well suited to storage, trade, and light industrial occupiers.

Shrewsbury is the county town of Shropshire, located approximately 48 miles north-west of Birmingham, 43 miles south of Chester, and 17 miles west of Telford. The town benefits from strong road communications, with arterial routes linking to the A5 (T), the M54 motorway, and onward connections to the M6 and the wider national motorway network. It is also positioned off the A49 Hereford-Cheshire trunk road and at the start of the A458 providing access towards Mid-Wales.

Shrewsbury has a resident urban population of approximately 80,000 people, with a county-wide population in excess of 325,000.

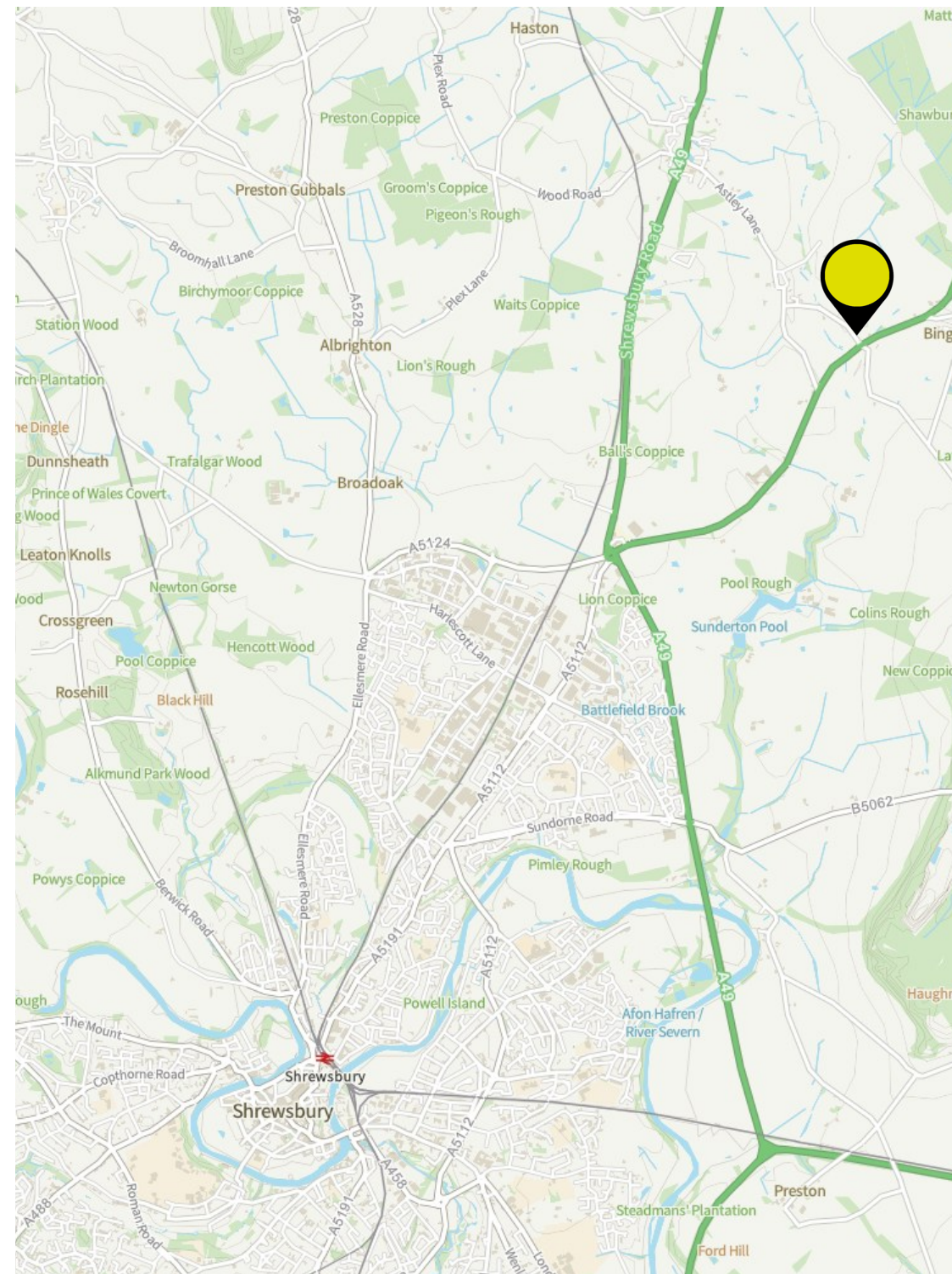
Description:

The premises comprise a secure, self-contained industrial site extending to approximately 0.5 acres and providing three detached industrial units with ancillary facilities including a welfare/canteen unit, a vehicle wash station, external yard space, and a standalone WC cabin.

All three units are of steel portal frame construction with part brick and part steel-clad elevations, concrete floors, and pitched profiled sheet roofs incorporating roof lights. Unit 1 is open fronted and Units 2 and 3 are fitted with electric roller shutter loading doors and benefit from separate pedestrian access.

Each unit is connected to an electrical supply. Unit 3 has oil-fired heating, while Units 2 and 3 also contain vehicle servicing ramps available by separate negotiation. Unit 2 also benefits from an inspection pit and lends well for use as a car workshop.

The site is fully enclosed and accessed via secure gates, providing approximately six marked car parking spaces and a substantial surfaced yard offering ample manoeuvring and turning space for HGVs and commercial vehicles.



Tenure

The units are available to let individually or together on internal repairing terms (terms to be agreed).

Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.

All measurements are approximate and are on a gross internal floor area basis).

Floor		Size [sq ft]	Size [m ²]
Ground Floor	Unit 1	1,922	178.6
Ground Floor	Unit 2	1,175	109.2
Ground Floor	Unit 3	1,534	142.6
Outside	6 marked parking spaces and toilet facility.		
Total		4,631 sq ft	430.4 m ²



Plans Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown Copyright reserved | Licence No. ES762482

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Deposit

A rental deposit may be required at lease completion.

Service Charge:

There is a service charge payable in addition for the maintenance and upkeep of the communal areas and exterior of the property. Further details available from the letting agent.

Services (not checked or tested):

It is understood that mains electricity is connected and available.

Interested parties are advised to make their own enquiries with the relevant utility companies.

Planning:

The premises are understood to have an existing permitted use for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own enquiries with the Local Planning Authority as to whether planning permission is necessary for their intended use.

VAT:

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent.

References

The Landlord reserves the right to seek satisfactory Tenant and financial references.

Anti-money Laundering and Identity Verification:

In line with UK anti-money laundering regulations, two form of ID will be required to verify identities and confirm sources of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Costs:

Each party is to pay their own costs incurred in this transaction.

Fixtures and Fittings:

All items usually classed as Tenant's fixtures and fittings, and not mentioned in these particulars are excluded from the letting.

Rateable Value:

1st April 2026

Whole Yard £12,750

Units TBA separately

Energy Performance Rating:

N/A

Local Authority:

Shropshire Council

Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

03456 789 000