



Industrial Unit To Let

Unit 10a | Nine Bridges | Vanguard Way | Shrewsbury | SY1 3FL

BERRYS

Unit 10a

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Key features

- Refurbished warehouse.
- Extending to approx. 21,568 sq ft (2,004 sq m).
- Rear fenced yard area
- Front offices and small workshop area
- Rear warehouse offices and Canteen.
- 40 car parking spaces
- 1 x level access loading door

Description

The property comprises a refurbished warehouse facility of steel framed construction, with metal sheet elevations under a pitched metal clad roof. The property benefits from a roller shutter loading door, personnel access doors and generous front and rear yard areas. Internally, the accommodation provides office space to the front with warehouse space to the rear, making the unit suitable for a range of commercial uses.

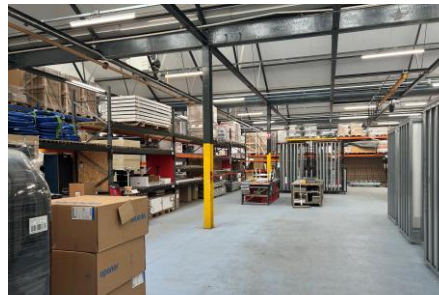
Location

The property is located the established Nine Bridges Commercial Estate, situated within Battlefield Enterprise Park, Shrewsbury's prime commercial location. Access is provided via the estate road from Harlescott Lane. Surrounding occupiers include; DX, Howdens, Volkswagen and Mercedes-Benz dealerships, Ford (Furrows), Travis Perkins, Plumb Centre and Edmundson Electrical.

The property benefits from excellent connectivity, lying in close proximity to the A5124 and A49 which in turn links to the M54 Motorway.



Indicative redline boundary



Accommodation

The property extends in total to approximately 21,568 sq ft (2,004 sq m) GIA, with the following breakdown:

Description	Sq M	Sq Ft
Warehouse	1,564	16,835
Front offices and workshop	250	2,691
Rear offices and Welfare	190	2,042
Total	2,004	21,568

Externally there is parking for approximately 40 cars to the front and a rear fenced yard to the rear.

Tenure

Property is available via sub-letting on new terms to be agreed or assignment of the existing lease. Further lease information to be provided on request.

Rent

Passing rent of £101,128 per annum equating to approx. £4.70 per sq ft, exclusive of VAT (Subject to contract).

VAT

All figures are quoted exclusive of VAT which may be payable at the prevailing rate.

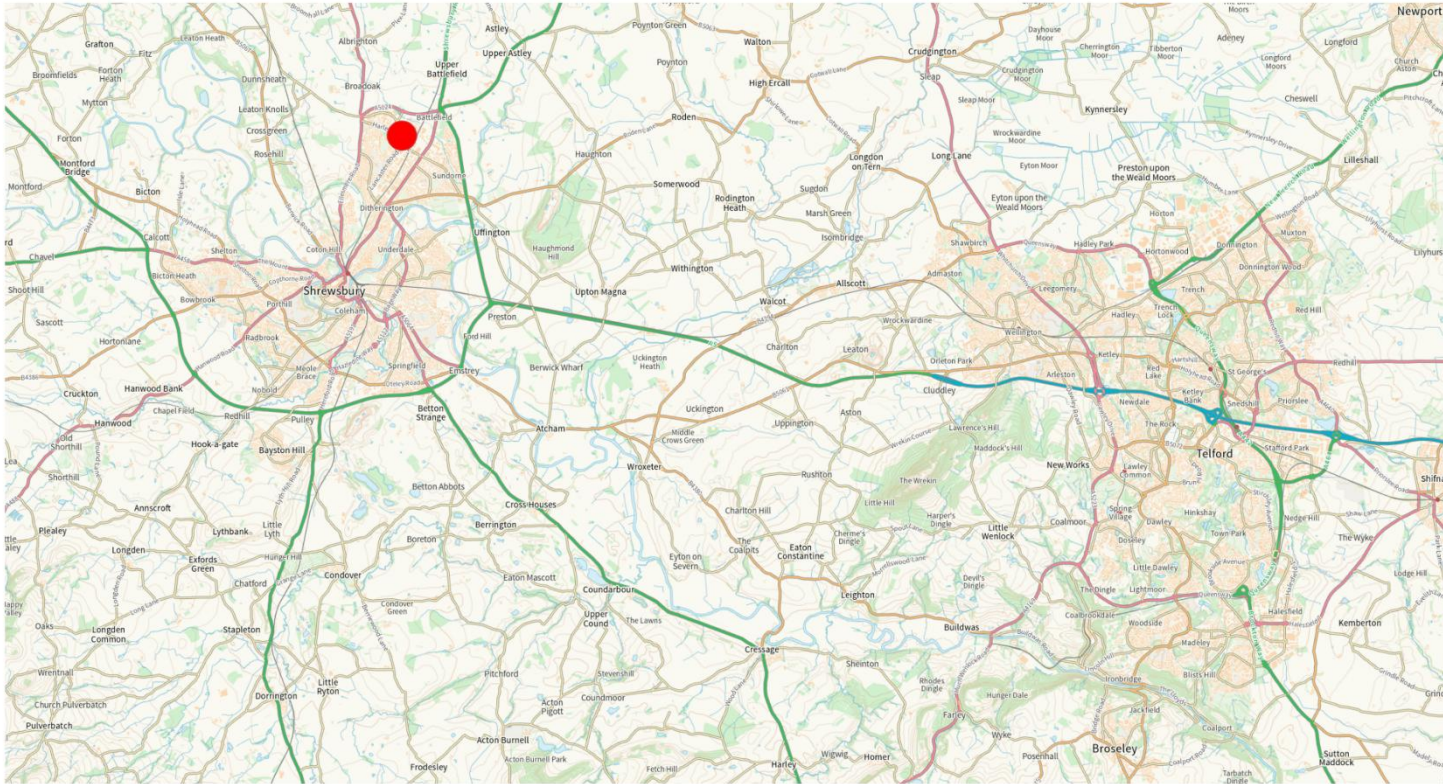
Services

There is an estate charge payable of £1,541.04 per annum. We understand that the property benefits from 3-phase electricity, water and sewage. The services have not been tested by the agents.

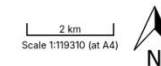
Business Rates

Rateable Value – £4.65 psf (2026 listing)
Rates payable – £2.23 psf (Estimated)
Interested parties should rely on their own investigations through the local authority.





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To book a viewing, please contact:

Ollie Trumper

T: 07901 256022 | E: oliver.trumper@berrysuk.com

Jan Losch

T: 07870 555851 | E: jan.losch@berrysuk.com

Beech House, Anchorage Avenue, Shrewsbury Business Park,
Shrewsbury, SY2 6FG