

# Rare Light Industrial Opportunity

Unit 10 Sundorne Trade Park  
Featherbed Lane, Shrewsbury, SY1 4NS  
TO LET



**APPROXIMATELY 1,481 sq ft (137.6 sq m)**

HIGH QUALITY LIGHT INDUSTRIAL UNIT LOCATED WITHIN THE PRIME COMMERCIAL AREA OF SHREWSBURY

Suitable for a variety of different uses under Class E

**BERRYS**

[berrys.uk.com](http://berrys.uk.com)

## Key Features

- 1,481 sq ft
- Modern self-contained unit
- Steel portal frame
- Roller shutter door
- Onsite parking
- Located in the Shrewsbury Battlefield Commercial Area

## Description

The property comprises a self-contained, mid-terrace industrial unit suitable for a variety of different occupiers. Other occupiers on the trade park are Techni, Days Rental, and Mr Tyres to name a few.

## Location

The property is located within the prime commercial area of Shrewsbury, just off Featherbed Lane. The surrounding property is made up of trade counter, retail warehousing, supermarkets, and car dealerships.

## Floor Area

The unit comprises approximately 1,481 sq ft.

## Services

We understand the unit has access to mains power and water.

## Rent

£15,551 per annum exclusive of VAT and other outgoings (Subject to Contract).

## Planning

We understand the unit would fall within Class E, but each party is to rely on their own investigations with the local planning authority.

## VAT

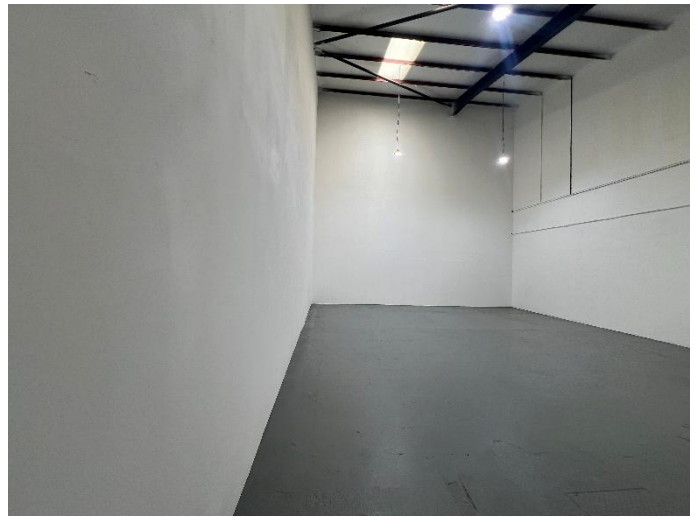
Payable on rents and service charges.

## To book a viewing, please contact:

Oliver Trumper

T: 07901 256 022 | E: [oliver.trumper@berrys.uk.com](mailto:oliver.trumper@berrys.uk.com)

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



## Business Rates

The Tenant is to be responsible to pay their own business rates.

## Service Charge

There will be a separate service charge towards the maintenance and repairs including grounds maintenance.

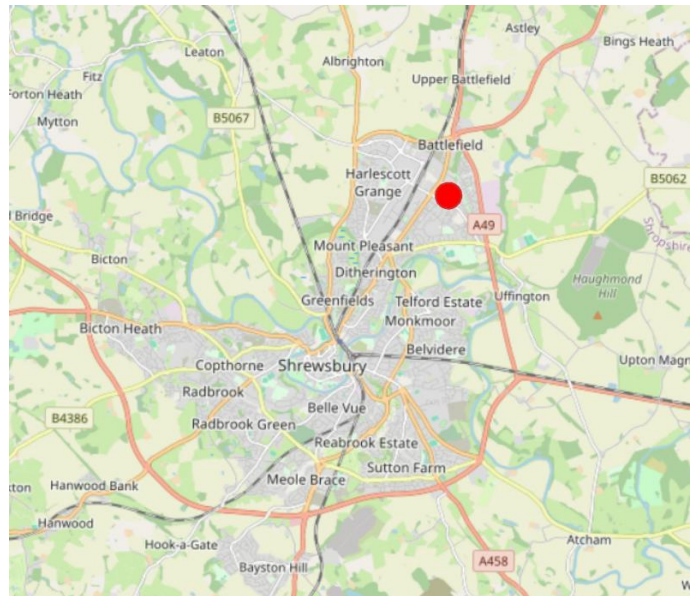
## Directions

Shrewsbury Town Centre – 3 miles

A5 – 2.4 miles

M54 – 9.2 miles

Telford – 13.2 miles



Ref: SA54295

## Important Notice

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.
4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.