



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET INDUSTRIAL PREMISES

1,498 sq ft (139 sq m)



**UNIT 10, SUNDORNE TRADE PARK, FEATHERBED LANE,
SHREWSBURY, SHROPSHIRE, SY1 4NS**



- ♦ High quality light industrial unit of 1,498 sqft
- ♦ Steel Portal frame self contained unit with roller shutter door
- ♦ Suitable for a variety of different uses under Class E
- ♦ On site parking
- ♦ Located within the prime commercial area of Shrewsbury

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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.

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.

ACCOMMODATION

Unit 10 - 1,498 sqft (139 sqm)

RENT

The property is available on a new lease with terms by negotiation. £16,478 per annum exclusive, plus VAT.

SERVICES

We understand that mains water, electricity and drainage are connected or available. Interested parties are advised to check their position with their advisors/contractors. The property is separately metered.

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 on 0345 678 9000.

VAT

All figures quoted do not include VAT which is applicable at the current prevailing rate.

RATES

Rateable Value from 1st April 2026 - £9,600.

Interested parties should enquire with the Local Authority to confirm their specific liability.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

SERVICE CHARGE

A service charge is payable towards maintenance of the communal areas. Details upon application.

EPC

The property has been awarded an Energy Performance Certificate Rating E(103).

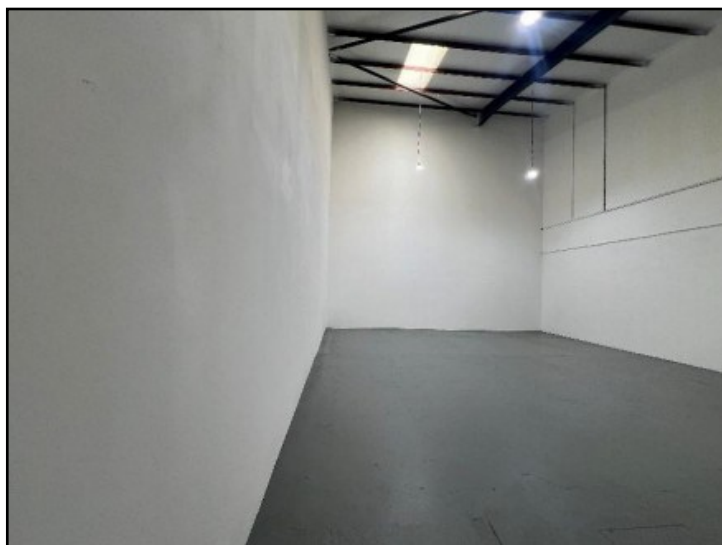
WEBSITE

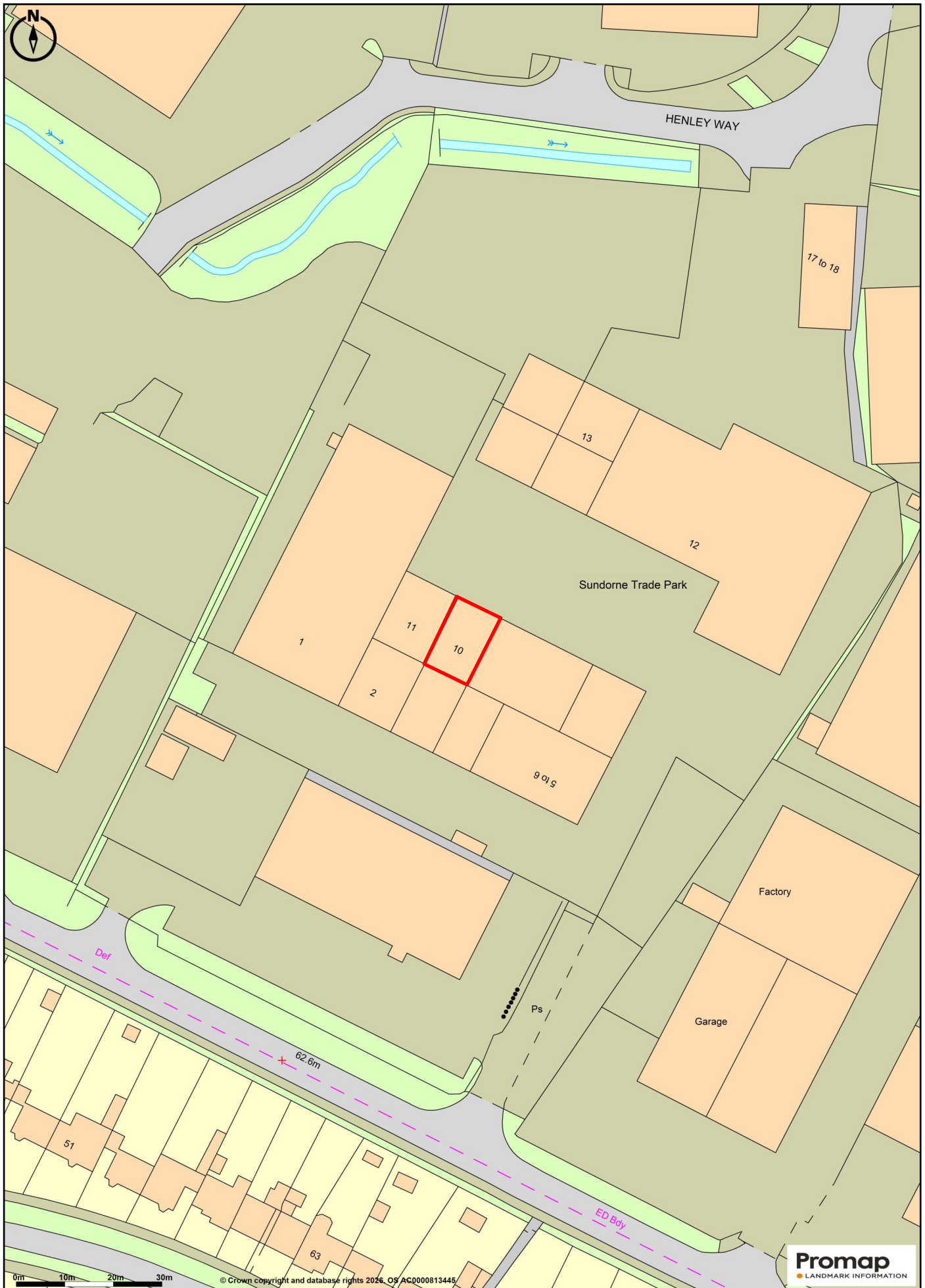
Aerial photography and further information is available at bulleysbradbury.co.uk/u10stp.

VIEWING

Strictly by prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.

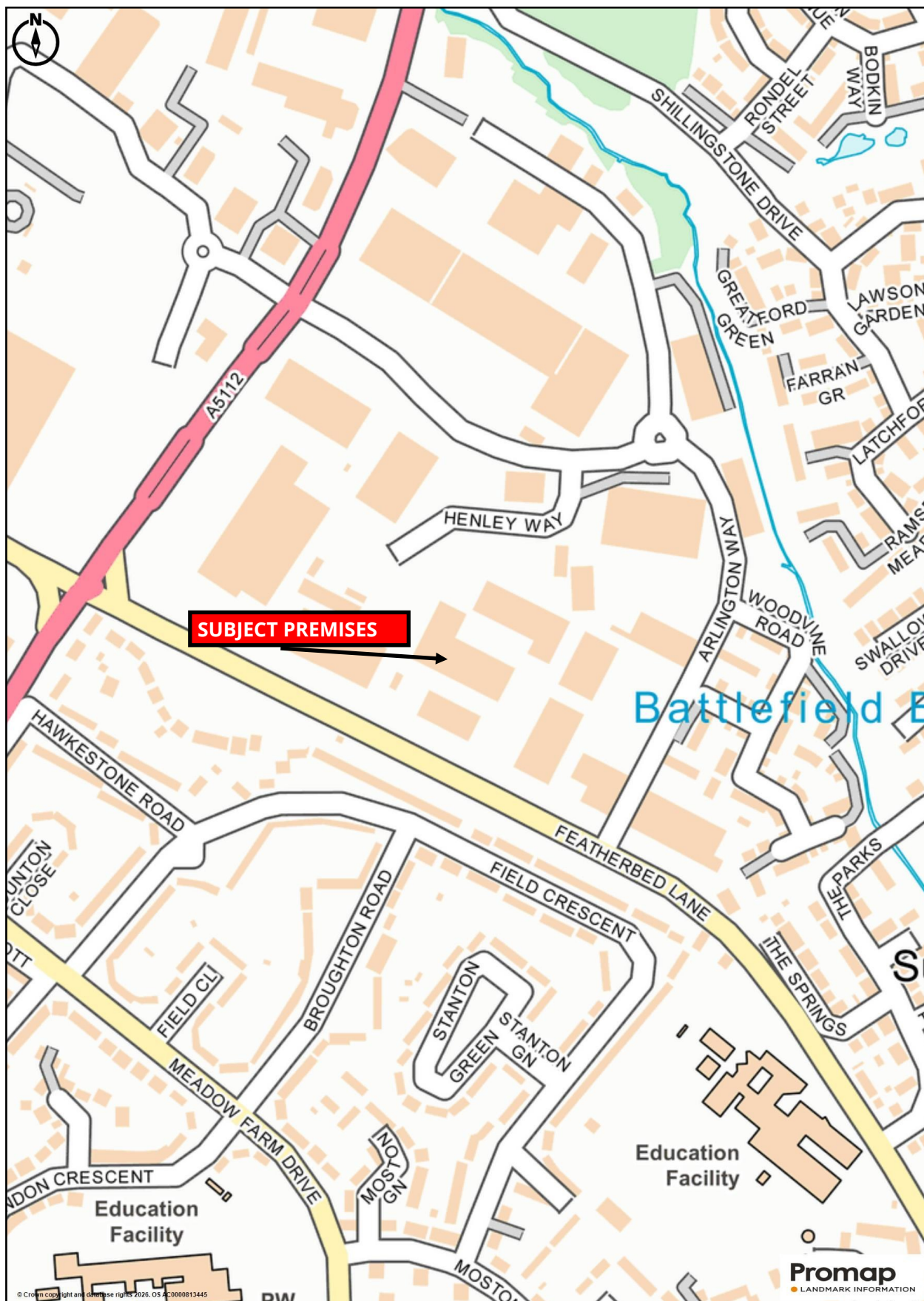
Details prepared 07.26





Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

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IMPORTANT NOTICE

Bulleys Bradbury for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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