



Flexspace Workshops Battlefield, Stafford Drive,
Battlefield Enterprise Park, Shrewsbury, Shropshire,
SY1 3FE

Rent: dependant on size/specification

To Let Short Term Licence (12 Months Min)

Subject to contract



Flexspace Shrewsbury provides flexible workshop space. Prices and rents will depend on individual specifications

- Workshop/Warehouse Units
- 3 Phase Electricity Roller Shutter
- 2.5m Eaves Height
- May Qualify Small Business Rates Relief
- Short Term Licence Agreement
- Access to A49/A53/A5/M54 Trunk Road
- Opposite Screwfix
- EPC: Main B (39); Units 1--5 D (88); Units 6-10 C (71)

Size approx. 495 Sq Ft (45.99 Sq M)

DESCRIPTION

Flexspace Shrewsbury provides flexible workshop space to include 3 phase electricity, lighting, WC and tea point, telephones and broadband. The units also include roller shutter and separate doors, 2.5m eaves height

Prices and rents will depend on individual specifications.

SITUATION

Off Stafford Drive mid-way between Mercedes and The Recycling Centre. Access to A5/M54 Trunk Road Links, Business Park Location, with Public transport links approx. 1/2 mile. Western side of Battlefield Enterprise Park.

Located on the Battlefield Enterprise Park about 2 miles north of Shrewsbury town centre. Local amenities include banks, supermarkets, etc. Convenient access to A49/A5/M54.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales.

What3words.com: ///token.forest.given

<https://w3w.co/token.forest.given>

ACCOMMODATION

(All measurements are approximate and are on a net internal floor area basis)

Workshop with shutter door wc and tea point.

Ground Floor	Unit 44 Office/Workshop	445 - 495 Sq Ft (41.34 - 45.99 Sq M)
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Total		495 Sq Ft (45.99 Sq M)
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TENURE

Licence Agreements for terms of 12 months minimum.

Subject to Availability. Please contact to cover current price and availability.

SERVICE CHARGE

The partially inclusive monthly rent includes service charge, buildings insurance rates, furniture sets, telephone lines and handset (including line rental).

There are additional charges for electricity, water, business rates

SERVICES

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.

ENERGY PERFORMANCE CERTIFICATE

Individually assessed - for full listing please visit

<https://www.gov.uk/find-energy-certificate>

RATING ASSESSMENT

The rateable occupier may qualify for Small Business Rates Relief. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

Individually assessed - for full listing please visit

<https://www.tax.service.gov.uk/business-rates-find/list-properties>

LOCAL AUTHORITY

Shropshire Council

The Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

Tel: 0345 678 9000

TOWN PLANNING/USE

The premises are understood to have an existing use for Class E light industrial purposes. Other uses may be considered. Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

DEPOSIT

A deposit equivalent to 3-6 month's rent is typically required.

REFERENCES

The successful applicant will typically need to provide satisfactory references/company trading accounts.

ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with anti-money laundering regulations, we are obliged to verify identity and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the lettings.

COSTS

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of initial marketing the Owner/Landlord had elected to charge VAT on the rent.

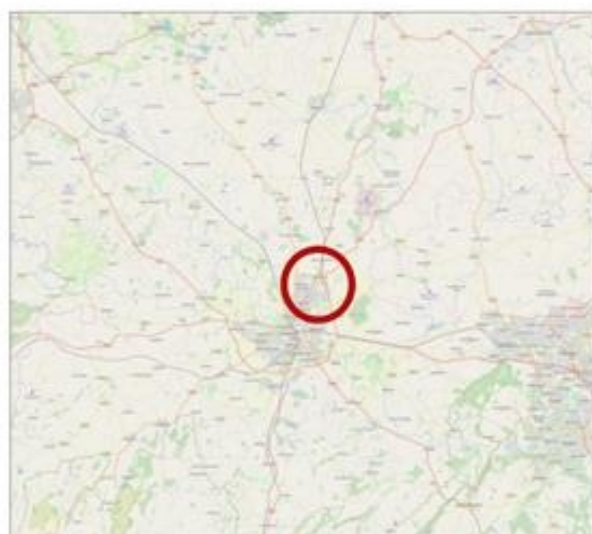
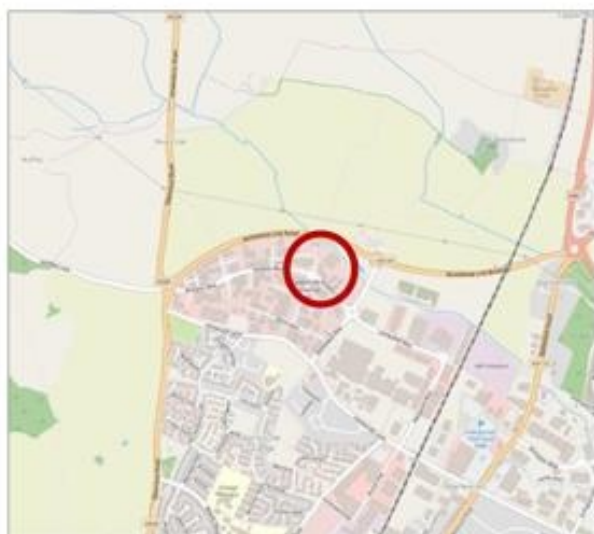
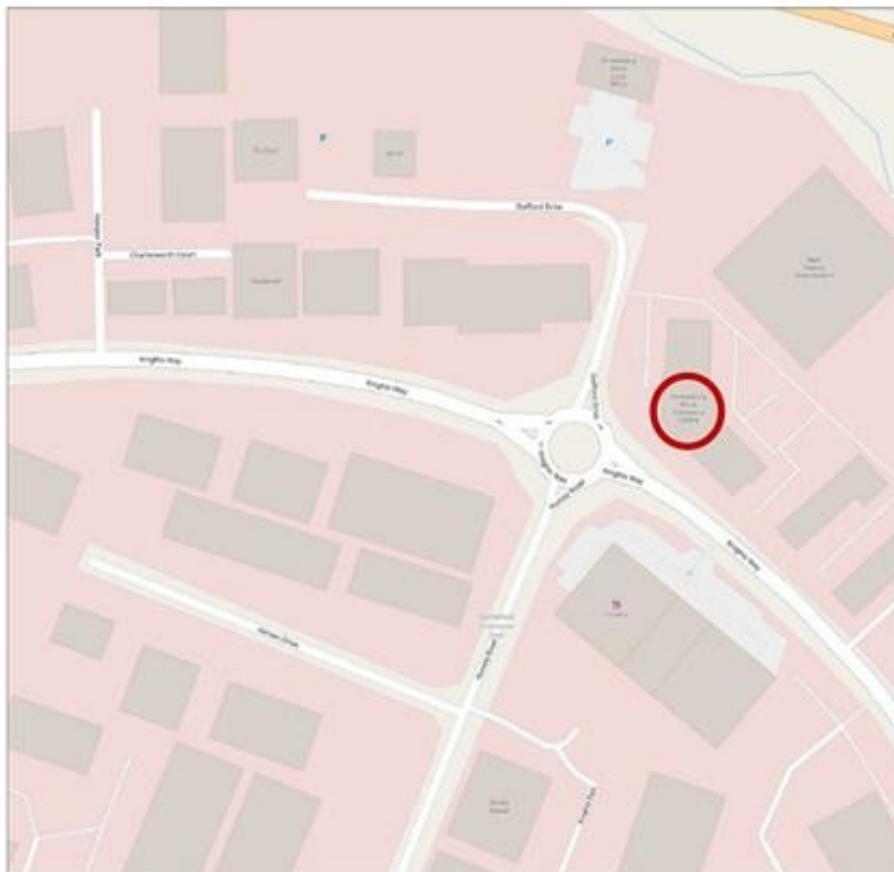
VIEWING

By appointment with Cooper Green Pooks 01743 276666 (option 3) or email

Charles Howell
cth@cgpooks.co.uk

James Satoor
james.satoor@cgpooks.co.uk





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