



## Unit 32 Tern Valley Business Park, Wallace Way, Market Drayton, TF9 3AG

Modern industrial unit to let in popular business park in Market Drayton

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,076 sq ft / 99.96 sq m
<b>Rent</b>	£8,500 per annum
<b>Rates Payable</b>	£3,393.20 per annum Small Business Rates Relief may be applicable.
<b>Rateable Value</b>	£6,800
<b>EPC Rating</b>	Upon enquiry

### Key Points

- High quality commercial/business/trade counter unit
- Suitable for a variety of light industrial/commercial uses and alternative uses subject to planning
- Forming part of a modern business park environment
- 1,076 sq ft (99.96 sq m)
- Easy access to motorway network

DESCRIPTION

The commercial unit offers 1,076 sq ft (99.96 sq m).  
It is a high quality unit that has manually operated roller shutter door to the front of the unit, along with allocated parking. The unit benefits from fibre optic broadband.

The commercial unit benefits from a small kitchen area and a separate WC and sink.

LOCATION

The property forms part of the Tern Valley Business Park, on the outskirts of Market Drayton, which is located in the north-east of Shropshire. Market Drayton is 19 miles (30.6 km) to the north of Shrewsbury, and 18 miles (29 km) to the west of Stoke-on-Trent. Wolverhampton is 30 miles (48.2 km) to the south.

Tern Valley is located just off the A53, to the south-west of the town centre. Tern Valley is accessed from the Shrewsbury Road, with the main spine road running to the south of the Shrewsbury Road and continuing to the rear of the site.

PLANNING

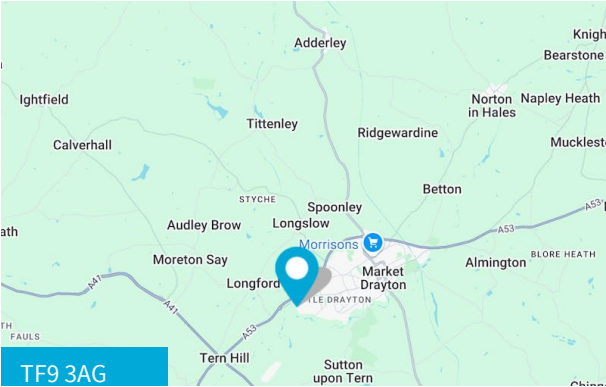
Prospective tenants should make their own enquiries.  
The property is understood to benefit from planning consent falling within Use Class B of the Town and Country Use Classes Order 1987.

SERVICES

(Not tested at the time of our inspection)  
Mains water, electricity (three phase) and drainage are connected to the unit.

TERMS

The property is offered to let on a new lease for a length of term by negotiation. There will be rent reviews at three yearly intervals. The lease will be granted on Tenants Full Repairing and Insuring Basis.  
The property is subject to a variable estate service charge.



Viewing & Further Information  
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