



## Unit 104, Condover Industrial estate, Dorrington, SY5 7NH

Recently refurbished industrial unit with high-quality finishes in a well-connected Shropshire location

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,800 sq ft / 167.23 sq m
<b>Rent</b>	£12,000 per annum
<b>Service Charge</b>	Service charge included in the rent
<b>Rates Payable</b>	£1,796.40 per sq ft
<b>Rateable Value</b>	£3,600
<b>EPC Rating</b>	Upon enquiry

### Key Points

- New insulated composite roof panels and walls
- Brand new roller shutter door for secure access
- Located on the established Condover Industrial Estate, just south of Shrewsbury
- Freshly laid liquid screed flooring throughout
- Modern and energy-efficient specification

DESCRIPTION

Unit 104 is a recently refurbished industrial unit offering high-quality, modern workspace. The property benefits from newly installed insulated composite roof panels and walls, significantly improving thermal performance and energy efficiency. Internally, the unit features a freshly laid liquid screed floor, providing a smooth, hard-wearing surface suitable for a variety of industrial or storage uses. A newly fitted roller shutter door ensures secure and convenient access for goods vehicles and deliveries. The refurbishment has been completed to a high standard, creating a clean, functional, and efficient working environment.

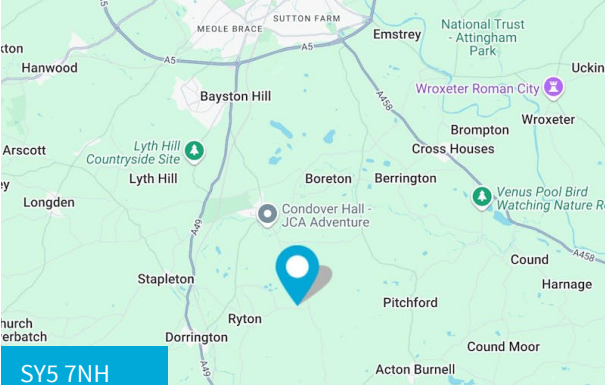
LOCATION

Condover Industrial Estate is a well-established business park located just south of Shrewsbury in Shropshire. The estate offers excellent connectivity via the A49, which links to the national road network and provides easy access to Telford, Ludlow, and beyond. The location is ideal for businesses requiring regional distribution, light manufacturing, or storage space in a strategic and accessible position. The surrounding area is a mix of commercial and rural, offering a quiet yet connected setting for industrial operations.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,800	167.23	Available
Total	1,800	167.23	



Viewing & Further Information  
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