

TO LET

C6 Rosehill Industrial Estate, Market Drayton, Shropshire, TF9 2JU

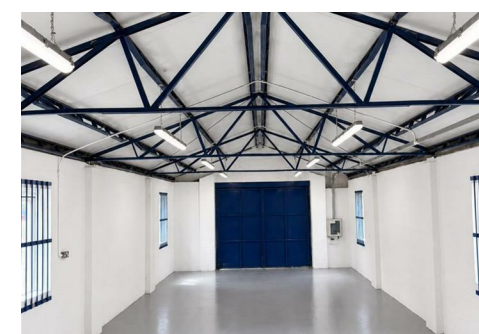


TO LET

£6,526 Per Annum per annum

C6 Rosehill Industrial Estate, Market Drayton, Shropshire, TF9 2JU

Commercial Unit - Total Gross Internal Floor Area of approximately 1,042 sq ft 93.26 m sq



Viewing is strictly by prior arrangement with the letting agents. For more information or to arrange a viewing please contact:

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Commercial Department

01743 450 700

commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation



Halls Commercial Property

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- The unit provides a recently refurbished detached industrial accommodation within a secure, well-maintained estate
- It benefits from LED lighting, a three-phase power supply making it suitable for a range of industrial and manufacturing occupiers.
- The estate offers 24/7 access via automated security gates
- Total Gross Internal area 1,004 sq ft (93.26 m sq)

Description

The unit provides a recently refurbished detached industrial unit within a secure, well-maintained estate. It benefits from LED lighting, a three-phase power supply making it suitable for a range of industrial and manufacturing occupiers. The estate offers 24/7 access via automated security gates, with monitored CCTV providing a secure working environment for occupiers. The unit provides a Total Gross Internal Floor Area of 1,004 sq ft (93.26 m sq)

Location

Situated approximately 3?miles south of Market Drayton, just off the A41 at Ternhill, the estate offers excellent road connectivity to Whitchurch, Newport, the M54 (J3 ~15?miles south-east) and the M6 via the A41/A53 (~20?miles north-east). The county town of Shrewsbury lies about 15?miles to the south-west.

Size

1,004 sq ft (93.26 m sq)

Planning

The unit benefits from a B2 planning use. Prospective tenants should satisfy themselves as to the suitability of the planning consent for their intended use and make their own enquiries with the Local Planning Authority.

Local Authority

Shropshire Council
The Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

Rent

£6,526 per annum (exclusive)

EPC

To be confirmed.

Tenure

The property is offered to let on a new tenants full repairing and insuring basis for a length of term by negotiation.

