

COMMERCIAL UNIT - TO LET

Unit 10

Stadium Point

Business Park

Oteley Road

Shrewsbury

Shropshire SY2 6ST

///sorters.solve.fleet

3,682 sq ft (342 sq m) GIA

LOCATION

The premises is located on Stadium Point Business Park in Shrewsbury which provides easy access to the A5 bypass allowing simple connectivity to Telford and the West Midlands via the M54/M6. Telford is approximately 15 miles to the east.

DESCRIPTION

Key Information:

- 7m min eaves rising to 8.7m
- 50 kn/m² floor loading
- Allocated Parking
- Electric up & over doors (4m w x 5m h)
- Estate CCTV
- High Energy Efficiency
- EV charging
- LED lighting throughout

RENT

£36,450.00 pa exclusive of Business Rates, Utilities, Service Charge, VAT, and Insurance.

VIEWINGS

For further information or to arrange an inspection, please contact:

Anthony Wiggins on 07983 622430 or

Erin Beards on 07534 687232.

Subject to Contract Details created 02-25

WIGGINS LOCKETT THOMPSON LTD

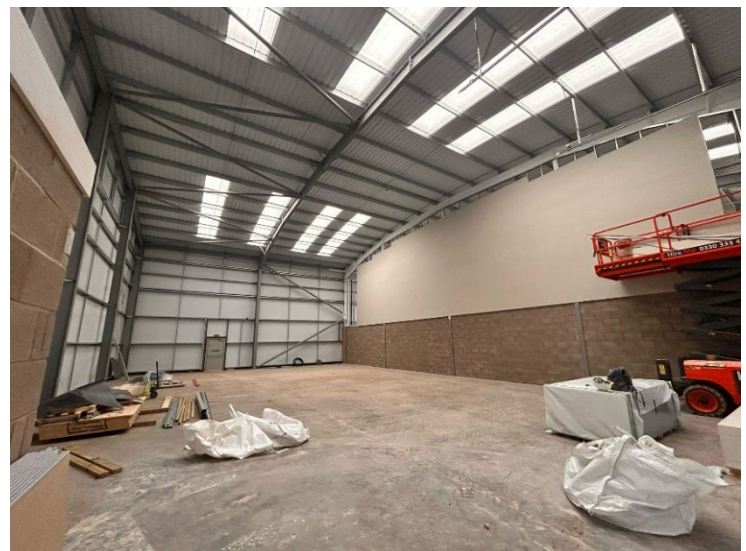
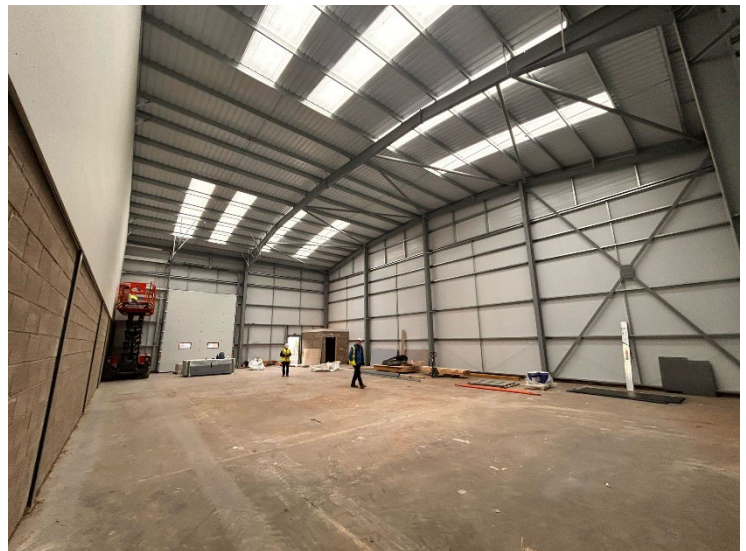
73 High Street, Madeley

Telford, Shropshire TF7 5AH

Tel: 01952 603303/01902 229550

enquiries@wltcommercial.co.uk

wltcommercial.co.uk



Site Entrance Post Code SY2 6ST (Shrewsbury Football Club)

W3W: Approximate Unit front door ///sorters.solve.fleet

Accessible from the B4380



IMPORTANT NOTICE

Wiggins Lockett Thompson Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Wiggins Lockett Thompson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. (v) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. (vi) Any movable contents, fixtures and fittings referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.