

# RURAL MIXED STORAGE, WORKSHOP AND OFFICE SPACE - TO LET

Leasowes Business Park

Cressage Avenue

Shrewsbury

SY5 6AF

///thinnest.slimmer.foster

**538 sq ft – 10,516 sq ft**



## LOCATION

The premises are located on the A458 road and are approximately 8 miles from the centre of Shrewsbury and approximately 12 miles to Telford and the M54 linking to the M6 and the wider motorway network.

## DESCRIPTION

This business village presents a rare opportunity to have a bespoke premises, whether that be warehouse, storage or office space. The landlord will accommodate refurbishment and division of the space to suit your individual requirements with availability from 538 to 10,516 sq ft. The flexibility provided means it is suitable for a variety of commercial uses, with planning currently for Class E, but other uses will be considered, subject to planning.

## RENT

Subject to sq ft occupied and extent of landlord refurbishment.

## EPC TBC

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds to satisfy anti-money laundering protocols.

## VIEWINGS

For further information or to arrange an inspection, please contact Erin Beards on 01952 603303.

Subject to Contract • Details created 07-25 •

**WIGGINS LOCKETT THOMPSON LTD**

73 High Street, Madeley

Telford, Shropshire TF7 5AH

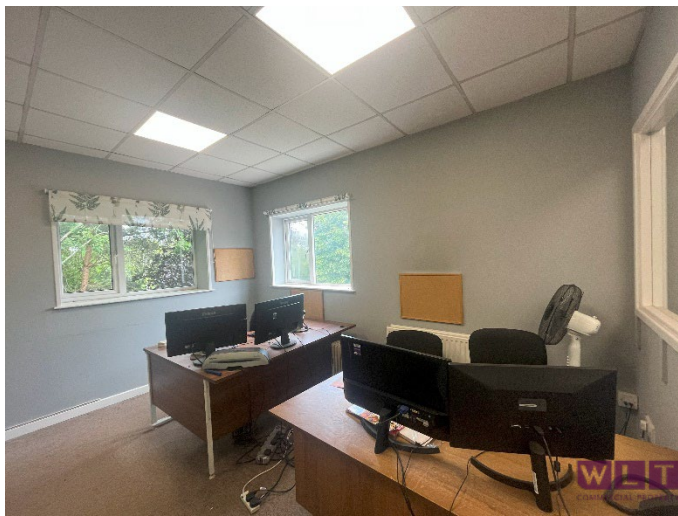
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wltcommercial.co.uk







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