# **COMMERCIAL UNIT - TO LET**

Unit 16
Stadium Point
Business Park
Oteley Road
Shrewsbury
Shropshire SY2 6ST

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# 3,966.82 (368 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/m<sup>2</sup> floor loading
- Allocated Parking
- Electric up & over doors (4m w x 5m h)
- Estate CCTV
- High Energy Efficiency
- EV charging
- LED lighting Available Subject to Negotiation

### **RENT**

£39,350.00 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 04-25

#### WIGGINS LOCKETT THOMPSON LTD

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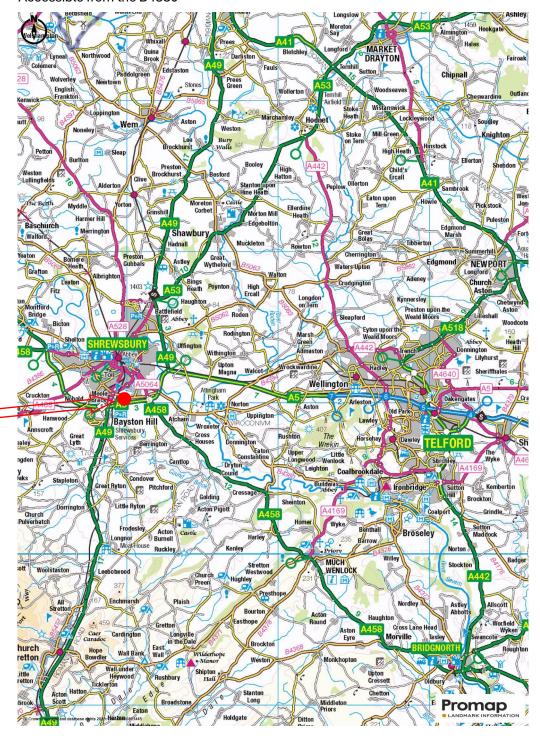








# Site Entrance Post Code SY2 6ST (Shrewsbury Football Club) W3W: Approximate Unit front door ///sorters.solve.fleet Accessible from the B4380



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