

# COMMERCIAL UNIT - TO LET

**Unit 10**  
**Stadium Point**  
**Business Park**  
**Oteley Road**  
**Shrewsbury**  
**Shropshire SY2 6ST**

///sorters.solve.fleet

**3,676 sq ft (341 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

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

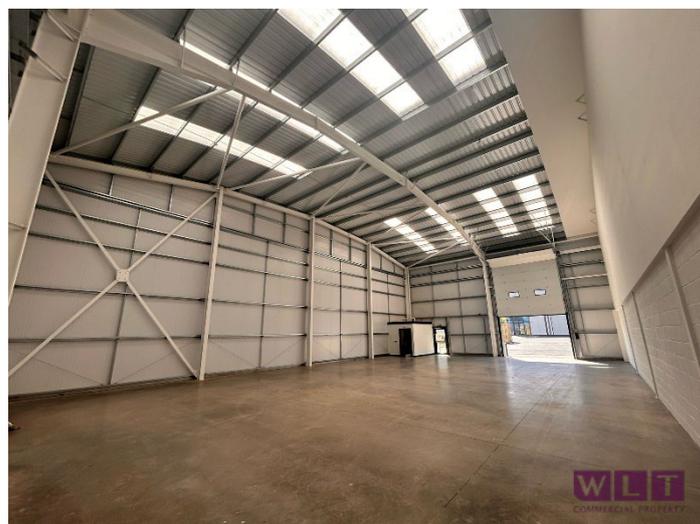
## VIEWINGS

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 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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