



Greenhills, 2B Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire, SY1 3TG

Price /Rent: £715,000 /on application

For Sale /To Let Forward Sale/Pre-Let Basis

Subject to contract



The site is available for larger scale industrial development for owner occupiers.

- Design & Build Scheme
- Industrial Units For Sale/To Let
- Lettings Considered on a Pre-Let Basis
- On A Forward Sale Basis
- Business Park Location
- Access to A49/A53/A5/M54 Trunk Road
- By Recycling Centre and Mercedes Benz
- EPC: To be assessed once built

Size approx. 0.56 Acres (0.23 Hectares)

DESCRIPTION

Level ground site suitable for several new units from approx. 524 sq m (5,650 sq ft) or one single unit.

The site is available for larger scale industrial development for owner occupiers. The asset managers acting on behalf of a Major Pension Fund are able to offer purpose-built accommodation on a design and build basis either to lease or to purchase.

Prices and rents will depend on individual specifications but freehold or leasehold (minimum 15 years) options are available. Development subject to planning permission (including any requirements taking into account the nearby Historic Battlefield) and customer status/covenant.

SITUATION

Mid way along Vanguard Way between The Shrewsbury Recycling Centre and Mercedes Shrewsbury. Business, Light Industrial, Trade Counter, and Business Park

Situated at the eastern end of the Greenhills development. Close to Veolia's waste transfer complex. Good access to the Battlefield link road thence the A49/A5/M54.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales.

What3words.com: ///oasis.glitz.hills

<https://w3w.co/oasis.glitz.hills>

ACCOMMODATION

(All measurements are approximate and are on a gross external floor area basis)

Site for larger scale commercial development.

Area	Subject to Planning & Design	0.56 Sq Ft (0.05 Sq M)
Total		0.56 Acres (0.23 Hectares)

TENURE

Prices and rents will depend on individual specifications but freehold or leasehold (minimum 15 years) options are available.

Development subject to planning permission (including any requirements taking into account the nearby Historic Battlefield) and customer status/covenant.

SERVICE CHARGE

There is a modest estate/roads maintenance charge payable, based on land area

SERVICES

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.

ENERGY PERFORMANCE CERTIFICATE

<https://www.gov.uk/find-energy-certificate>

RATING ASSESSMENT

Current Period RV , payable per annum.

The rateable occupier may qualify for Small Business Rates Relief. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

<https://www.tax.service.gov.uk/business-rates-find/list-properties>.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND
Tel: 0345 678 9000

TOWN PLANNING/USE

Development is subject to planning permission (including any requirements taking into account the nearby Historic Battlefield).

DEPOSIT

A deposit equivalent to 3-6 month's rent is typically required.

REFERENCES

The successful applicant will typically need to provide satisfactory references/company trading accounts.

ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with anti-money laundering regulations, we are obliged to verify identity and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the lettings.

COSTS

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of initial marketing the Owner/Landlord had elected to charge VAT on the rent.

VIEWING

By appointment with Cooper Green Pooks 01743 276666 (option 3) or email

Charles Howell

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James Satoor

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