

TO LET

UNIT 1, FOOD ENTERPRISE CENTRE, 24 VANGUARD WAY, SHREWSBURY, SY1 3TG



LOCATION



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24 VANGUARD WAY IS SITUATED WITHIN THE BATTLEFIELD ENTERPRISE PARK IN SHREWSBURY, SHROPSHIRE, SY1 3TG. THE AREA IS IN A WELL-ESTABLISHED BUSINESS HUB, HOSTING A VARIETY OF COMPANIES ACROSS DIFFERENT SECTORS.

THE AREA IS EASILY ACCESSIBLE VIA THE A49 ROAD, CONNECTING TO SHREWSBURY TOWN CENTRE AND THE WIDER SHROPSHIRE REGION. NEARBY AMENITIES INCLUDE RETAIL PARKS, RESTAURANTS AND OTHER BUSINESSES AND VISITORS.



PHOTOS



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DETAILS



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DESCRIPTION

- PROMINENT LOCATION ON BATTLEFIELD ENTERPRISE PARK, SHREWSBURY
- TOTAL ACCOMMODATION – 1,460 SQ.FT
- WORK AREAS – 1,085 SQ.FT
- STORES – 206 SQ.FT
- COLD STORE – 87 SQ.FT
- ROADSIDE FRONTAGE
- SUITABLE FOR FOOD PRODUCTION AND STORAGE
- CLOSE TO AMENITIES

LEGAL COSTS

- THE LANDLORD ASKS THE IN-GOING TENANT TO PAY £150 FOR THE LEGAL COSTS

TERMS OF LEASE

- PREMISES AVAILABLE BY WAY OF A NEW LEASE FOR A TERM FROM 5 YEARS WITH A BREAK OPTION AFTER THE 3RD ANNIVERSARY OF THE LEASE

RENTAL

- £14,400 PER ANNUM PLUS VAT. TENANT IS RESPONSIBLE FOR BUSINESS RATES, SERVICE CHARGE, UTILITIES AND OTHER OUTGOINGS

ENQUIRIES



UNIT 1, FOOD ENTERPRISE CENTRE, 24 VANGUARD WAY, SHREWSBURY, SY1 3TG

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zoopla

