

# TO LET

UNIT 4, ELLESMERE BUSINESS PARK, OSWESTRY ROAD, ELLESMERE, SY12 0EW



# LOCATION



## UNIT 4, ELLESMERE BUSINESS PARK, OSWESTRY ROAD, ELLESMERE, SY12 0EW

ELLESMERE BUSINESS PARK IS A WELL-ESTABLISHED COMMERCIAL HUB LOCATED ON THE OUTSKIRTS OF ELLESMERE, SHROPSHIRE, ENGLAND. SITUATED PROMINENTLY ALONG THE A495, IT SERVES AS THE PRINCIPLE BUSINESS AREA IN THE TOWN, OFFERING EXCELLENT CONNECTIVITY TO MAJOR ROUTES INCLUDING THE A5, A483 AND A528.

ELLESMERE ITSELF IS A MARKET TOWN WITH A POPULATION OF APPROXIMATELY 3,835. LOCATED NEAR THE WELSH BORDER AND CLOSE TO TOWNS SUCH AS OSWESTRY, WHITCHURCH AND WREXHAM

FOR THOSE COMMUTING, THE NEARBY VILLAGE OF GOBOWEN PROVIDES RAIL LINKS TO WREXHAM, CHESTER, SHREWSBURY AND BIRMINGHAM, ENHANCING THE PARK'S ACCESSIBILITY.



# PHOTOS



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# SITE PLAN



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# DETAILS



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## DESCRIPTION

- PROMINENT LOCATION ON THE OUTSKIRTS OF ELLESMERE
- ACCOMMODATION – 700 SQ.FT
- WELL-ESTABLISHED INDUSTRIAL ESTATE
- SUITABLE FOR LIGHT INDUSTRIAL AND STORAGE USE
- THREE PHASE ELECTRICITY
- 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 ONLY AT THE END OF THE 3RD YEAR OF THE TERM. OUTSIDE OF THE LANDLORD AND TENANT ACT 1954

## RENTAL

- £6,960 PER ANNUM PLUS VAT

# ENQUIRIES



UNIT 4, ELLESMERE BUSINESS PARK, OSWESTRY ROAD, ELLESMERE, SY12 0EW

 SUITE 1, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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