# TO LET

## UNIT 6, LINGEN ROAD, LUDLOW, SY8 1XD

# LOCATION

## UNIT 6, LINGEN ROAD, LUDLOW, SY8 1XD

UNIT 6 IS SITUATED ON LINGEN ROAD, WITHIN THE ESTABLISHED LUDLOW BUSINESS PARK, A WELL-REGARDED COMMERCIAL AND INDUSTRIAL AREA LOCATED ON THE EASTERN EDGE OF LUDLOW, SHROPSHIRE. THE SITE OFFERS EXCELLENT ACCESSIBILITY, LYING JUST OFF THE A49 TRUNK ROAD, WHICH PROVIDES DIRECT CONNECTIONS TO SHREWSBURY, LEOMINSTER, HEREFORD AND THE WIDER MIDLANDS REGION.

LUDLOW BUSINESS PARK IS HOME TO A VARIETY OF NATIONAL AND REGIONAL OCCUPIERS, CONTRIBUTING TO A VIBRANT AND DIVERSE COMMERCIAL ENVIRONMENT. THE TOWN CENTRE IS APPROXIMATELY 1 MILE AWAY, PROVIDING CONVENIENT ACCESS TO AMENITIES, SHOPS AND TRANSPORT LINKS INCLUDING LUDLOW RAILWAY STATION.

THIS STRATEGIC AND ACCESSIBLE LOCATION MAKES UNIT 6 IDEAL FOR A RANGE OF COMMERCIAL, LIGHT INDUSTRIAL OR TRADE COUNTER USES.

# PHOTOS

## UNIT 6, LINGEN ROAD, LUDLOW, SY8 1XD

# DETAILS

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## DESCRIPTION

- PROMINENT LOCATION IN LUDLOW
- ACCOMMODATION – 400 SQ.FT
- WELL-ESTABLISHED INDUSTRIAL ESTATE
- SUITABLE FOR MULTIPLE USES SUBJECT TO THE RELEVANT PLANNING
- CLOSE TO AMENITIES

## 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

## LEGAL COSTS

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

## RENTAL

- £3,900 PER ANNUM PLUS VAT

# ENQURIES

UNIT 6, LINGEN ROAD, LUDLOW, SY8 1XD


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