



Storage Unit To Let

Ladymas Lane | Hadnall | Shrewsbury | SY4 4AL

BERRYS

Ladymas Unit

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Key features

- Approximately 3,638 sq ft (216 sq m).
- Loading and personnel doors
- Suitable for a variety of uses (STPP)
- Good sized external yard area

Description

The property comprises a steel-framed storage unit with profiled metal cladding to the roof and elevations, extending to approximately 2,353 sq ft, together with four additional outbuildings totalling 1,285 sq ft. The main unit benefits from a large sliding loading door, a separate personnel access door, and a combination of concrete and hardcore flooring. The smaller outbuildings provide secure storage accommodation. In addition, the site includes a substantial hardstanding area of approximately 8,000 sq ft.

Location

The land is situated in a convenient rural location close to the A49, providing excellent access to nearby towns including Shrewsbury, Wem, Whitchurch, Market Drayton and Telford. This blend of countryside setting and strong transport connectivity makes the property well suited to a wide range of occupiers.



Accommodation

Description	Sq M	Sq Ft
Main Warehouse	218.6	2353.1
Storage 1	23.5	252.4
Storage 2	17.2	184.8
Storage 3	40.0	430.2
Storage 4	38.8	417.6
Yard		8030.2

Approximate plan adjacent

Rent

£17,500 per annum exclusive of VAT and other outgoings (Subject to Contract).

Planning

The property has been used commercially for more than 10 years. The occupier should rely on their own investigations.

Local Authority

Shropshire Council.

Tenure

The units are available by way of a new lease on a rent and terms to be agreed (Subject to Contract).

Business Rates

Interested parties should rely on their own investigations through the local authority. Shropshire Council Tel: 0345 678 9000



VAT

All figures are quoted exclusive of VAT which may be payable at the prevailing rate.

Services

The services have not been tested by the agents.

Legal Costs

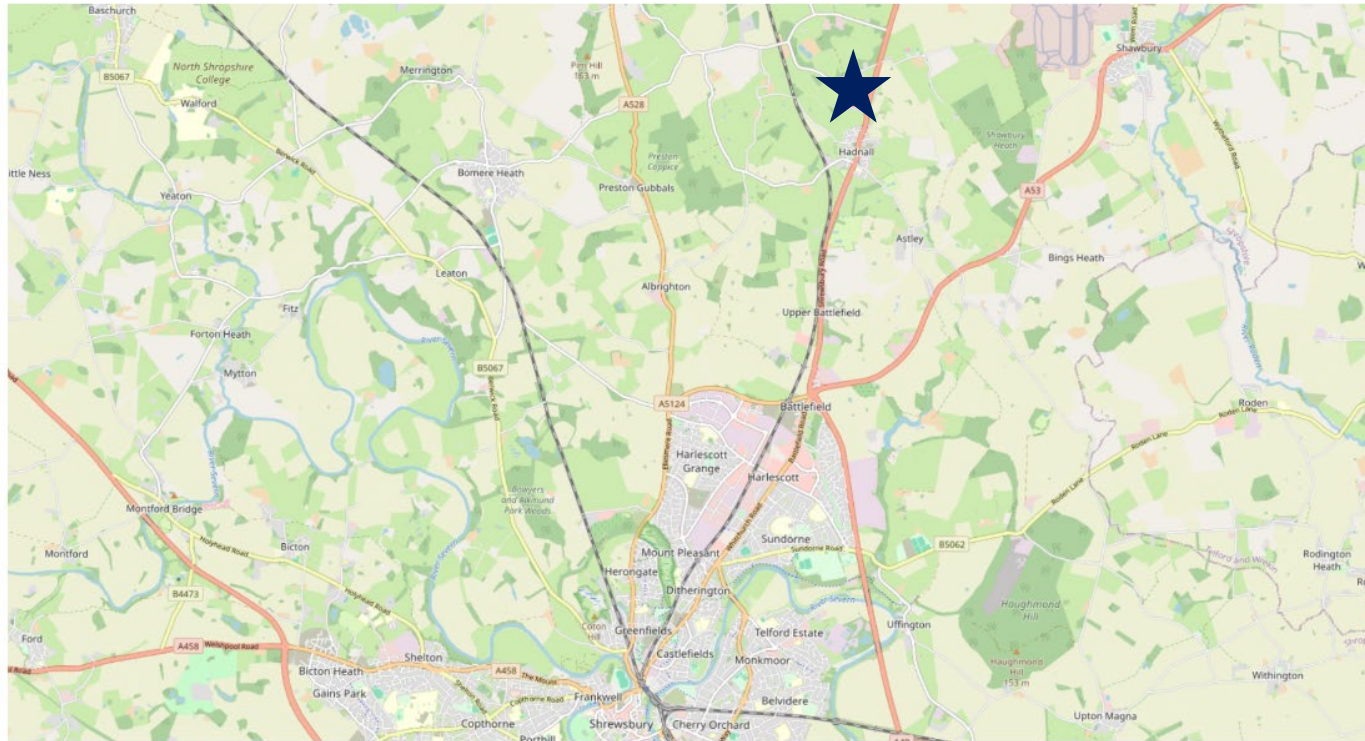
Each party to be responsible for their own legal costs.

Viewings

By appointment through Berrys. Please contact the agent (contact details below) to arrange an appointment.

Directions

Whitchurch – 14 miles
 Market Drayton – 12 miles
 Shrewsbury – 7 miles
 Telford – 17 miles



Produced on Land App, Jun 22, 2026.
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To book a viewing, please contact:

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