



# Industrial Units TO LET

Bishops Castle Business Park, SY9 5BX

**BERRYS**

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# Bishops Castle Business Park

Brampton Road | Bishops Castle | SY9 5BX

## Specification

- Steel portal frame
- Allocated parking and HGV turning points
- Electric vehicle charging points
- 3.6-metre-high roller shutter doors
- WCs
- Fitted kitchenettes in each building
- Floors finished to a powder coated concrete slab
- Blockwork finish walls
- Ceilings to the underside of aluminium
- Insulated roof panels including roof lights
- Solar panels feeding units, reducing energy costs

## Description

Bishops Castle Business Park offers a unique opportunity to occupy brand new Industrial accommodation, built to 'BREEAM Very Good' sustainability standards. The units are available for business growth & expansion, located in one of the prettiest market towns in Shropshire.

There is the opportunity to apply for and access numerous grants & business support programmes in support of fit out & purchase of new capital equipment to accelerate business growth.

Bishops Castle boasts a committed and loyal workforce living near the Business Park, and a thriving business community.

Local Business Support partners – Enterprise South West (ESW) within the town and access to Marches Growth Hub.



## Location

Bishops Castle operates as an important service provider to the outlying areas and has a good range of local services and amenities, whilst a comprehensive range of facilities together with links to the national rail and motorway network.

The Business Park is located on the Eastern Edge of the town providing easy access to the A488.

## Directions

Nearest postcode to development: SY9 5BX

22 miles to Shrewsbury  
20 miles to Ludlow  
16 miles to Welshpool  
10 miles to Craven Arms

## Accommodation Schedule

The available units comprise 4 new build industrial buildings:

Unit 1 – 13,300 sq ft  
Unit 2 – 15,000 sq ft  
Unit 3 – 10,000 sq ft  
Unit 4 – 2,000 sq ft

The units are available based on a whole unit or can be split to suit occupier requirements.

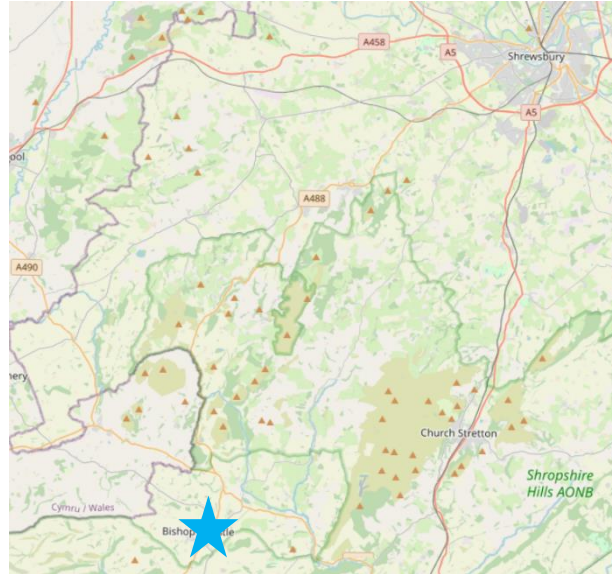
## Services

All units have access to mains power, drainage, and water. All units will have fibre to the doorway, allowing for access to superfast broadband (speeds subject to internet service provider).

## Rent

Available upon request





## Use Classes

B2, B8 and E (g) (1, 11 & 111)

## Tenure

Available on a new lease on a mixture of terms

## Service Charge

There will be a separate service charge towards the maintenance and repairs including grounds maintenance.

## VAT

Payable on rent and service charges

## Legal Costs

A contribution of in the region of £250 will be required. A deposit equivalent to three months' rent will be required prior to completion.

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