



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNITS

**FROM 3,450 ft²
(320 m²)**



**WEM INDUSTRIAL ESTATE,
SOULTON ROAD, WEM, SHROPSHIRE, SY4 5SD**



- ◆ Established Industrial Estate
- ◆ Rural location
- ◆ Ample car parking and loading areas
- ◆ Prominent position on the B5065 and within 3 miles of the A49
- ◆ Good access to Shropshire, Cheshire, the West Midlands and North West.

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LOCATION

Located on the outskirts of Wem approximately 3/4 miles from this attractive country town which benefits from a mix of local amenities. The estate is accessed via the B5065 which connects to the A49 Manchester/South Wales trunk road. There is a bus service serving the estate, with Wem station approximately 1/2 miles distant.

Distances to major towns and cities:

Shrewsbury - 11 miles	Chester - 31 miles
Birmingham - 53 miles	Telford - 22 miles
Manchester - 64 miles	Wrexham - 22 miles

Wem Industrial Estate is a long established industrial estate extending to approximately to 250,000 sqft (in a range of buildings located on a total site area of 50 acres.

DESCRIPTION

The estate benefits from 24 hour access and an automated entrance gate outside usual business hours with real time CCTV coverage. There is a mix of operators currently occupying units on the estate including storage and distribution operators, timber frame fabrication, packaging and various construction trades.

ACCOMMODATION

Gross internal areas approximately:-

	sqft	sqm
Unit E3	3,450	320
Unit E4	3,450	320
Unit E6	3,450	320

All the above have yard space.

Available from July 2025.

SERVICES

We are advised that mains drainage, gas and electricity are connected. Water is private. However, interested parties are advised to check the position with their advisors/contractors before proceeding.

RENT

Units are available on flexible terms by way of either short-term or longer-term tenancies with reasonable notice periods in place.

PLANNING

Interested parties are advised to make their own enquiries with Shropshire Council on 0345 678 9000.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

RATES

Interested parties should enquire to the Local Authority, Shropshire Council, to confirm their specific liability .

Units maybe subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable.

WEBSITE

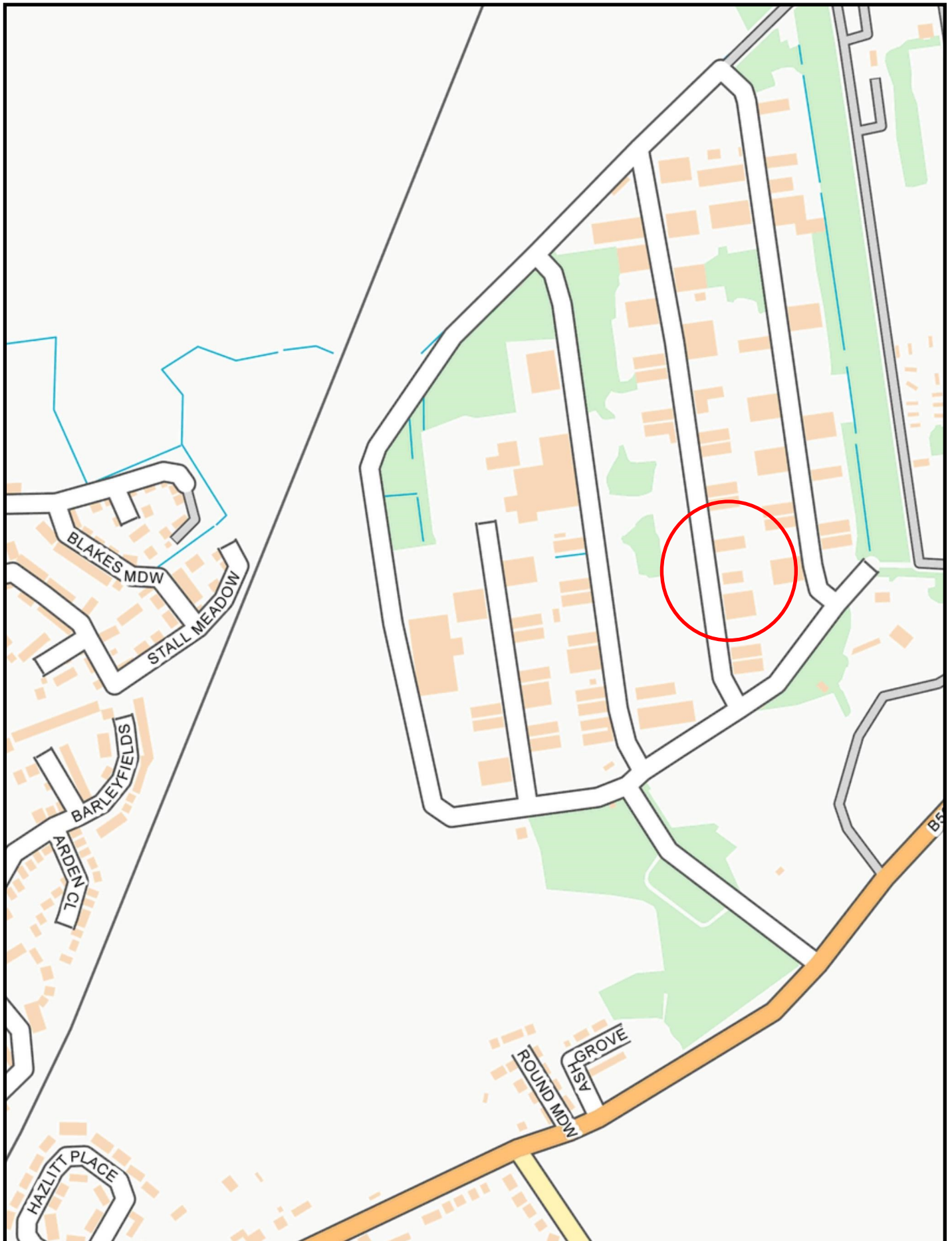
Aerial photography and further information is available at bulleysbradbury.co.uk/wemindest

VIEWING

Strictly by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.

Details amended 02.25





IMPORTANT NOTICE

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