



**Unit 6, Monkmoor Industrial Estate
Shrewsbury, SY2 5TX**

£16,300 per annum

- A self contained high-bay warehouse unit with parking.
- Gross Internal Area approx. 3,522 sq ft (327.2 m²) including mezzanine of 1,615 sq ft (150 m²).
- Self contained unit constructed with a steel frame and profile-clad elevations beneath a sheet profile roof.
- 5 m high manually operated roller shutter door and an eaves height of 6m. Under mezzanine height of 2m.
- Mezzanine level includes two separate offices.
- 3 phase power to the unit.
- Shared service yard / parking to the front of the unit including 3 dedicated car parking spaces.
- Located on an established industrial estate within an equally established commercial area of Shrewsbury.
- Convenient transport links with proximity to the A5 (T) leading to Mid and North Wales, the M54 towards Telford and Birmingham and the A49 towards Hereford and South Wales.



For further information, contact:
 Cooper Green Pooks | 01743 276 666 - option 3
 James Satoor | 07494 328 693 | james.satoor@cgpooks.co.uk
 Andrew Birtwistle | 07775 703 246 | ab@cgpooks.co.uk

Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate and are on a Gross Internal Area basis).

Floor	Description	Size (sq ft)	Size (m ²)
Ground Floor	Warehouse	1,907	177.2
	Mezzanine	1,615	150
Ground Floor	2 WCs		
	Total	3,522 sq ft	327.2 m²



Rateable Value £9,700

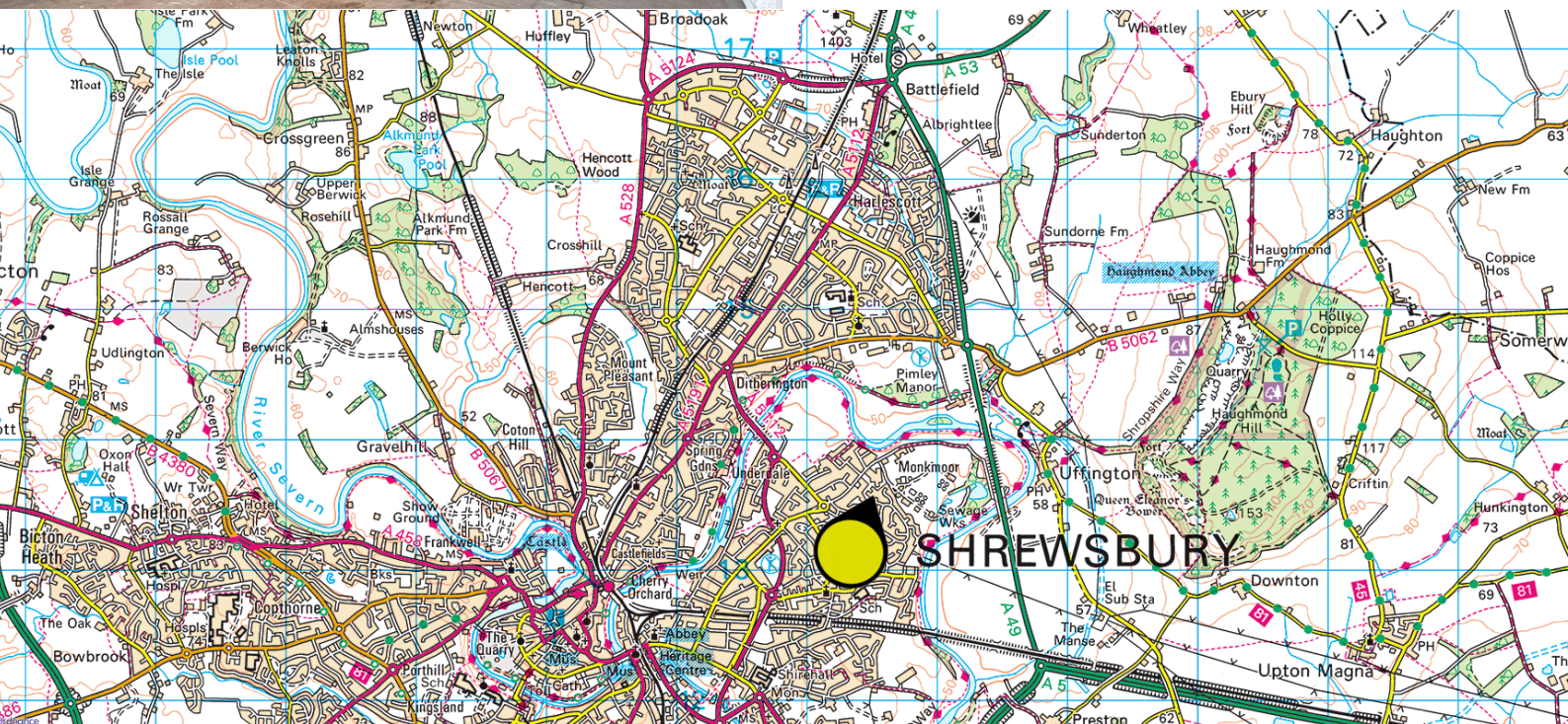
(1st April 2023)

If you only use one commercial property, you won't pay business rates on this property as it has a rateable value of £12,000 or less. If you use more than one property you can still get small business rate relief on your main property if both the following apply:

- None of your other properties have a rateable value above £2,899
- The total rateable value of all your properties is less than £20,000 (£28,000 in London)

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification or for further information.

EPC D 85



Planning

The premises are understood to have an existing use for Class B2 and B8 purposes. Other uses may be considered. Prospective Tenant's should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT. At the time of the preparation of these particulars, the Landlord had elected not to charge VAT on the letting.

Costs

Each party to pay their own costs incurred in the transaction.

Fixtures and Fittings

All items usually classed as the Tenant's Fixtures and Fittings and not mentioned in these particulars are excluded from the Letting.

Services

We understand there is water and 3 phase electricity to the unit. We recommend interested parties make their own enquiries regarding utilities. There is no gas to the unit.

Estate Service Charge

We understand there is a service charge to cover communal areas and that the share applicable to Unit 6 is approximately £1,000 per annum.

Local Authority

Shropshire Council
Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

0345 678 9000



IMPORTANT NOTICE: Cooper Green Pools for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pools has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.