

Industrial

# UNIT F4 | GREENWOOD COURT INDUSTRIAL ESTATE

Cartmel Drive, Harlescott, Shrewsbury, SY1 3TB



## UNIT F4 | 2,031 SQ FT

Modern refurbished industrial unit available soon

The unit provides high quality space and is conveniently located within close proximity to the M54 and Shrewsbury Town Centre. The unit is suitable for a variety of uses to include light industrial, warehousing or safe and secure storage. The unit is accessible 24 hours and benefits from the site being gated and having 24 hour CCTV recording.



Lease Type      New

### ✔ Unit Summary

- Electric Roller Shutter Door
- 3 Phase Power
- Secure Estate
- Roof Lights
- Car Parking
- 24 Hour Access

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£18,100.00	£8.91
Rates	£5,418.00	£2.67
Maintenance Charge	£3,300.00	£1.62
Insurance	£406.20	£0.20
<b>Total Cost</b>	<b>£27,224.20</b>	<b>£13.40</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

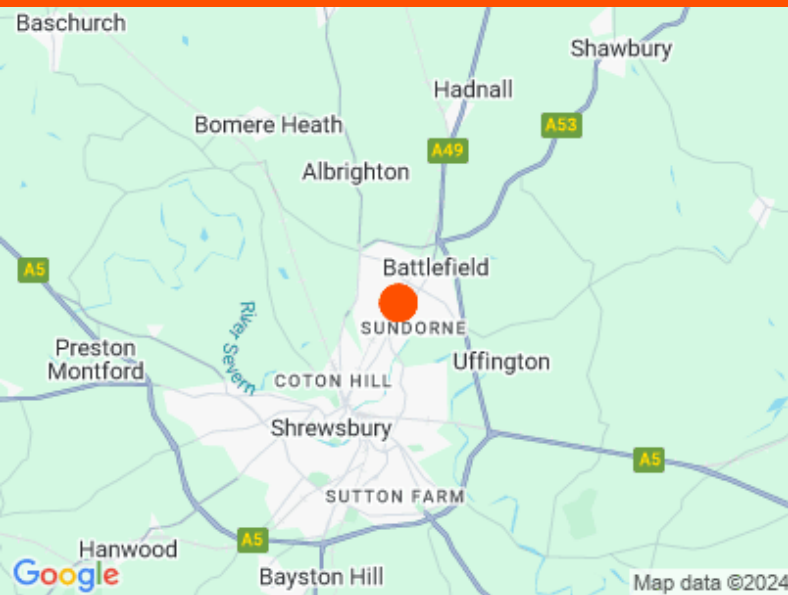
➔ For more info please visit: [unit.info/UIP0100816](http://unit.info/UIP0100816)

**+44(0) 808 169 7554**

Industrial

# UNIT F4 | GREENWOOD COURT INDUSTRIAL ESTATE

Cartmel Drive, Harlescott, Shrewsbury, SY13TB



## Location

Greenwood Industrial Estate is situated off Cartmel Drive, approximately 3 miles north-east of Shrewsbury town centre. Nearby occupiers include Volkswagen, Howdens and Boys and Boden.



Road  
A49: 1 mile



Airport  
Birmingham: 55 miles



Rail  
A49: 1 mile

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (66)



enquiries@indurent.com  
+44(0) 808 169 7554

www.indurent.com

Follow us



## Key Contact



**Rebecca Beddows**

Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



+44(0) 808 169 7554



For more info please visit: [unit.info/UIP0100816](https://unit.info/UIP0100816)

+44(0) 808 169 7554