



Workshop/Storage Unit To Let

Moat Farm | Stapleton | Shrewsbury | SY5 7EL

BERRYS

Unit 1

Moat Farm | Stapleton | Shrewsbury | SY5 7EL

Key features

- Extending to approximately 2,000 sq ft (185.80 sq m).
- Polished concrete floor.
- 3 phase electric available.
- Electric roller shutter door.
- LED warehouse lighting.
- 5.5m min eaves / 7.5m to apex.
- Situated in a secure gated yard with CCTV.

Description

The building comprises a steel portal framed unit with profile metal clad elevations, providing predominantly workshop space with ancillary accommodation internally, all set upon polished concrete flooring throughout. Extending to approximately 2,000 sq ft (185.80 sq m), the building benefits from a large electronically operated roller shutter door as well as a personnel entrance, and is considered suitable for a workshop and storage uses. Externally there is a canopy and additional yard/parking available by agreement.

Location

The property is situated at Moat Farm, Stapleton, approximately 1.5 miles south of Dorrington and 6 miles south of Shrewsbury's ring road. Dorrington



provides a range of local amenities including a convenience store, pub/restaurant and primary school, whilst Shrewsbury offers a comprehensive range of retail, leisure and professional services. The property benefits from good accessibility, lying close to the A49 trunk road which provides direct connections north to Shrewsbury and south towards Ludlow and Hereford.

Accommodation

The property extends to the following GIA:

Warehouse – 1,941 sq ft (180 sq m)

Mezzanine – 330 sq ft (31 sq m)

Total – 2,271 sq ft (211 sq m)

Tenure

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

Rent

£15,000 per annum (Subject to contract).

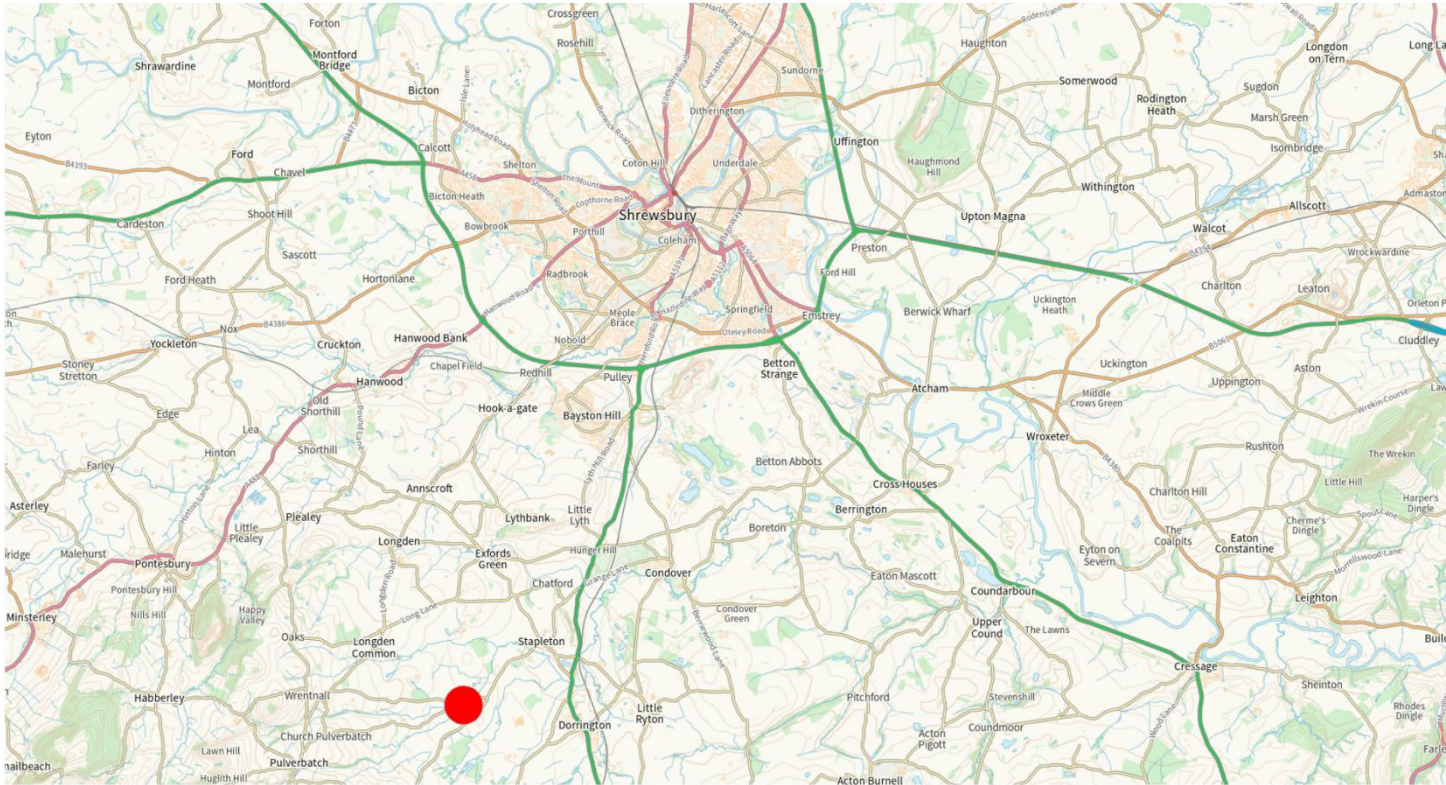
VAT

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

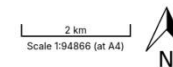
Business Rates

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





Produced on Land App, Jul 2, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)



Services

We understand that the property benefits from the availability of 3-phase electricity (currently single phase) and water connectivity, via a borehole. The services have not been tested by the agents.

Viewings

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

Directions

- A49 – 1.2 miles
- Shrewsbury – 8.7 miles
- Telford – 21.2 miles
- Craven Arms – 16.2 miles
- Ludlow – 25.1 miles

Important Notice

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.

Ref: SQ45883

4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

To book a viewing, please contact:

Jan Losch

T: 07870 555851 | E: jan.losch@berrysuk.com

Cameron Frazer

T: 07710 965302 | E: cameron.frazer@berrysuk.com

Beech House, Anchorage Avenue, Shrewsbury Business Park,
Shrewsbury, SY2 6FG