



Storage Unit To Let

Unit 2 Leigh Hall Farm | Leigh | Minsterley | Shrewsbury | SY5 0DS

BERRYS

berrys.uk.com

Unit 2 Leigh Hall Farm

Leigh | Minsterley | Shrewsbury | SY5 0DS

Key Features

- 4,490 sq ft (417.1 sq m)
- Roller shutter door and personnel door
- 3.3m eaves
- Newly refurbished
- Secure setting

Description

The property comprises a newly refurbished clear span steel portal frame building with a concrete floor, mains electricity, strip lighting, electric roller shutter access door (4.0m x 3.0m) and personnel door. The property has a concrete block perimeter wall and box profile steel cladding. Externally the property benefits from a concrete apron (loading/parking area) and is set within a newly developed storage compound with electric entrance gate and CCTV.

Location

Leigh is a rural hamlet located off the B4499, approximately 13 miles southwest of Shrewsbury and 7 miles northeast of Welshpool. The area benefits from good access, providing convenient routes to Shrewsbury, Welshpool, and the wider Shropshire region. The location offers a peaceful countryside setting while remaining easily accessible to nearby towns and transport links.





Accommodation

The unit extends to approximately 4,490 sq ft (417.1 sq m).

Rent

Rent on application exclusive of VAT and other outgoings (Subject to Contract).

Planning

The property benefits from planning consent for Use Class B8 of the Town and Country Use Classes Order 1987. Please note that no visitors are permitted between 23:00 and 07:00 in accordance with planning conditions. Interested parties are to rely on their own investigations.

Local Authority

Shropshire Council.

Tenure

The units are available by way of a new lease on a rent and terms to be agreed (subject to contract).

Business Rates

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

Services

We understand that the property benefits from mains electricity, water and sewage connectivity. The services have not been tested by the agents.



Legal Costs

Each party to be responsible for their own legal costs.

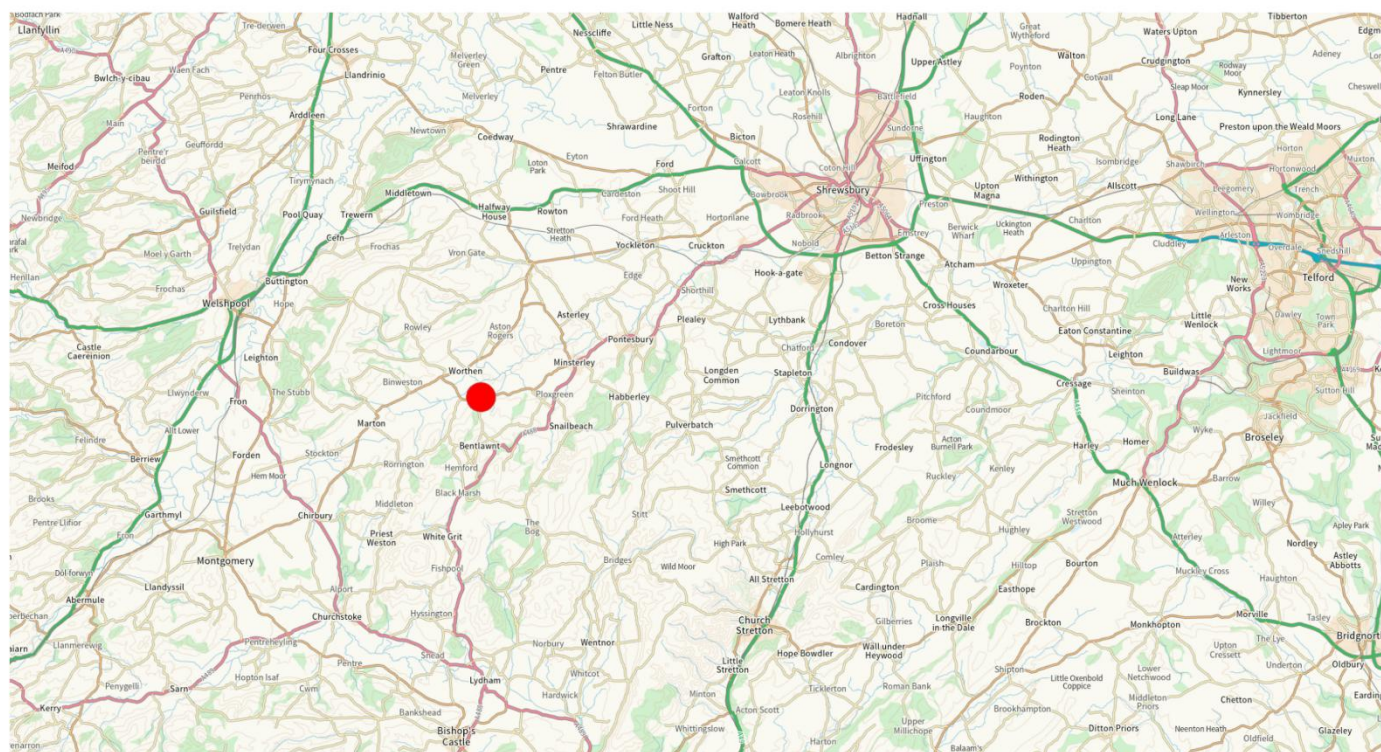


Viewings

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

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.



Produced on Land App, Nov 11, 2025.
© Crown copyright and database rights 2025 (licence number 100059532)

Scale 1:211084 (at A4)



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.

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.

Ref:

To book a viewing, please contact:

Mark Morison

T: 07967 040597 | E: mark.morison@berrysuk.com

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

BERRYS

berrys.uk.com