



# **TO LET**

## **MODERN INDUSTRIAL / WAREHOUSE UNITS**

**ATCHAM BUSINESS PARK  
NEAR SHREWSBURY  
SY4 4UG**



**4,454 – 10,285 sq.ft.**

413.77 – 955.48 sq.m.

Approx. Gross Internal Area

- Available combined or individually
- 4.5m internal height to haunch
  - Ground level loadings
  - Fitted offices
- Estate security and perimeter fencing





### Description:

Atcham Business Park is a secure, well-connected estate offering a range of modern industrial / warehouse units. The estate benefits from an ongoing maintenance/ landscaping programme, manned security, and perimeter fencing. Existing tenants include a mixture of SMEs and national operators including Parcellforce and the NHS. A typical unit comprises the following specification:

- 4.5m internal height to haunch
- Ground floor level access loading door
- Fitted offices & ancillary accommodation
- Warehouse lighting

### Availability:

|                         |                                  | Sq M          | Sq Ft         |
|-------------------------|----------------------------------|---------------|---------------|
| <b>Unit 65</b>          | Ground floor offices / ancillary | 136.21        | 1,466         |
|                         | Warehouse                        | 274.26        | 2,952         |
|                         | First floor mezzanine / offices  | 131.24        | 1,413         |
|                         | <b>Total GIA</b>                 | <b>541.71</b> | <b>5,831</b>  |
| <b>Unit 66</b>          | Ground floor offices / ancillary | 30.83         | 332           |
|                         | Warehouse                        | 382.94        | 4,122         |
|                         | <b>Total GIA</b>                 | <b>413.77</b> | <b>4,454</b>  |
|                         |                                  |               |               |
| <b>Unit 65 &amp; 66</b> | <b>Total GIA</b>                 | <b>955.48</b> | <b>10,285</b> |

### Tenure:

Immediately available on a new full repairing and insuring lease for a term to be agreed.

### Rents:

|         |                             |
|---------|-----------------------------|
| Unit 65 | £33,500 per annum exclusive |
| Unit 66 | £27,250 per annum exclusive |

### VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

### Energy Performance Certificate (EPC)

|         |     |
|---------|-----|
| Unit 65 | C54 |
| Unit 66 | B35 |

### Rateable Value:

The Valuation Office Agency list the units with the following 1<sup>st</sup> April 2026 Rateable Values

|         |         |
|---------|---------|
| Unit 65 | £29,500 |
| Unit 66 | £21,250 |

These are not the payable amounts, which are calculated by the Local Authority using the appropriate multiplier. Contact the agent for more information.



(Unit 66 internal)

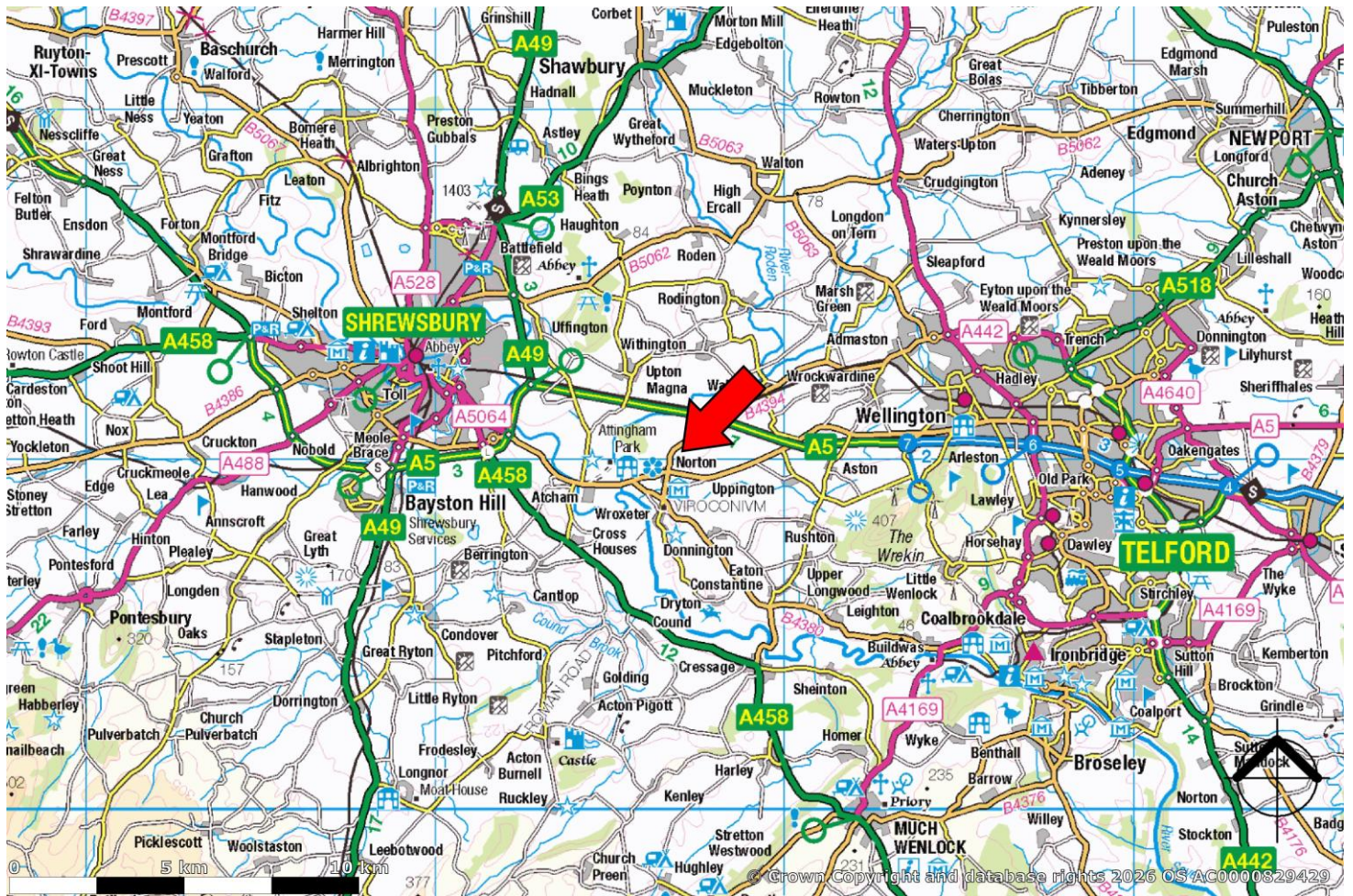


(Unit 65 internal)



## Location:

Atcham Business Park is located between Shrewsbury and Telford on the B4394 with access to the A5, A49, and the M54 (J7), which is within approximately 3 miles. Shrewsbury is approximately 4 miles to the west, and Telford is approximately 11 miles east.





#### Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their contractor, solicitor or surveyor.

#### Service charge:

An estate service charge is payable for the repair/maintenance of common areas and services.

#### Planning:

Interested parties are advised to make their own enquiries with Shropshire Council.

#### Legal costs:

Each party to bear their own legal costs incurred in any transaction.

#### Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

#### Viewing:

Strictly via sole letting agents:

**Harris Lamb**  
**Suite 7, Pemberton House**  
**Stafford Park 1**  
**Telford**  
**TF3 3BD**

**Tel: 01952 979 530**

**Contacts: Matthew Tilt**  
**matthew.tilt@harrislamb.com**  
**07834 626172**

**Elliott Ward**  
**Elliott.ward@harrislamb.com**  
**07827 396048**

**Date: April 2026**  
**Subject To Contract**