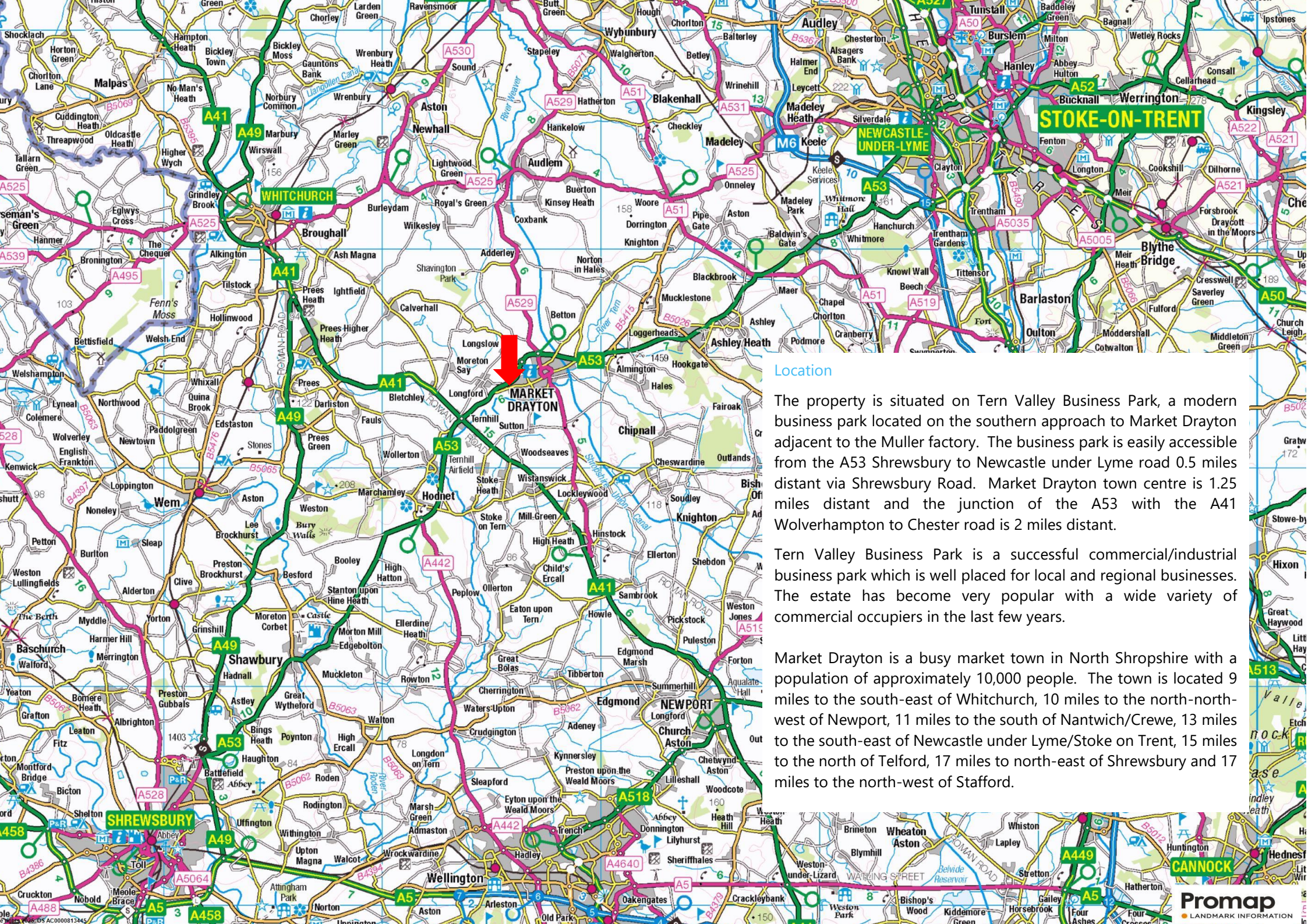


HAMMOND  
CHARTERED SURVEYORS

102

TREN  
RENGARD

Unit 102 Tern Valley Business Park, Wallace Way, Market Drayton, TF9 3WW  
To Let £12,500 per annum  
Commercial/Business/Service Unit 102.60 sq. m (1,105 sq. ft) GIA



### Location

The property is situated on Tern Valley Business Park, a modern business park located on the southern approach to Market Drayton adjacent to the Muller factory. The business park is easily accessible from the A53 Shrewsbury to Newcastle under Lyme road 0.5 miles distant via Shrewsbury Road. Market Drayton town centre is 1.25 miles distant and the junction of the A53 with the A41 Wolverhampton to Chester road is 2 miles distant.

Tern Valley Business Park is a successful commercial/industrial business park which is well placed for local and regional businesses. The estate has become very popular with a wide variety of commercial occupiers in the last few years.

Market Drayton is a busy market town in North Shropshire with a population of approximately 10,000 people. The town is located 9 miles to the south-east of Whitchurch, 10 miles to the north-north-west of Newport, 11 miles to the south of Nantwich/Crewe, 13 miles to the south-east of Newcastle under Lyme/Stoke on Trent, 15 miles to the north of Telford, 17 miles to north-east of Shrewsbury and 17 miles to the north-west of Stafford.

### Description

The property comprises a recently constructed mid-terrace commercial/business/service unit of steel portal frame construction with composite sheet clad elevations under a mono-pitch composite sheet clad roof incorporating four translucent roof lights. The front elevation has an aluminium framed double glazed double entrance door and extensive double glazed panelling.

Inside the property has a polished concrete floor and full height blockwork walls. The property provided open plan multi-purpose space with a maximum width of 9.89m (32' 5") and a maximum depth of 10.46m (34' 4"). To the front of the property the maximum internal height is 5.30m (17' 6") and to the rear of the property the maximum internal height is 4.18m (13' 8"). To the rear left hand corner of the property there is an accessible toilet and kitchenette. Outside the property benefits from 3 allocated parking spaces.



### Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

e: [info@hammondsurveyors.co.uk](mailto:info@hammondsurveyors.co.uk)

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## Accommodation

	Sq. m	Sq. ft
Gross Internal Area	102.60	1,105

## Services

- 100A 415v 3-phase electricity
- Mains water
- Mains drainage
- LED lighting
- Fibre to the Premises broadband

Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## Energy Performance

- Energy Rating A

## Planning

Uses falling within Use E (Commercial/Service/Business) are understood to be acceptable. Interested parties are recommended to make their own enquiries of Shropshire Council.

## Rating

- £6,800 Rateable Value to 31 March 2026
- £7,800 Rateable Value from 1 April 2026

## Tenure

The Property is available by way of a new full repairing and insuring lease on terms to be agreed.

## Rent

£12,500 per annum

## Service Charge

TBC.

## VAT

VAT is applicable to all amounts.

## Costs

Each party is to be responsible for their own legal costs.

## Credit Checks

Prospective tenants will be subject to third-party credit checks for which a non-refundable fee from £195 plus VAT is payable.

## Anti-money Laundering Regulations

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving licence, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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### Viewings

Viewing is strictly by appointment with the Sole Agent:

### Contact

For further information please contact:

#### Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

#### Phil Webb

T: 01782 659 905

M: 07821 639 094

E: phil@hammondsurveyors.co.uk

December 2025

Subject to Contract

### Misrepresentation Act

The Agent and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of the Agent has the authority to make or give any representation or warranty in relation to this property.



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