



Unit 3, Burnside Business Park  
Market Drayton, TF9 3UX

£21,100 pa (exclusive)



## Summary

- Modern terraced commercial unit available to let.
- Gross Internal Area 2,644 sq ft (245.7 sqm) plus mezzanine measuring 346.5 sq ft (32.2 sqm).
- Manually operated up-and-over loading door (4m) with loading access and car parking to the front.
- The building consists of a modern steel frame construction with profiled sheet cladding walls under a curved profiled sheet roof.
- The outgoing tenants have installed a non structural pair of offices together with kitchenette and w/c and light weight storage above.
- Located in a well established and strategic position with excellent access to road transport links.



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For further information, contact:

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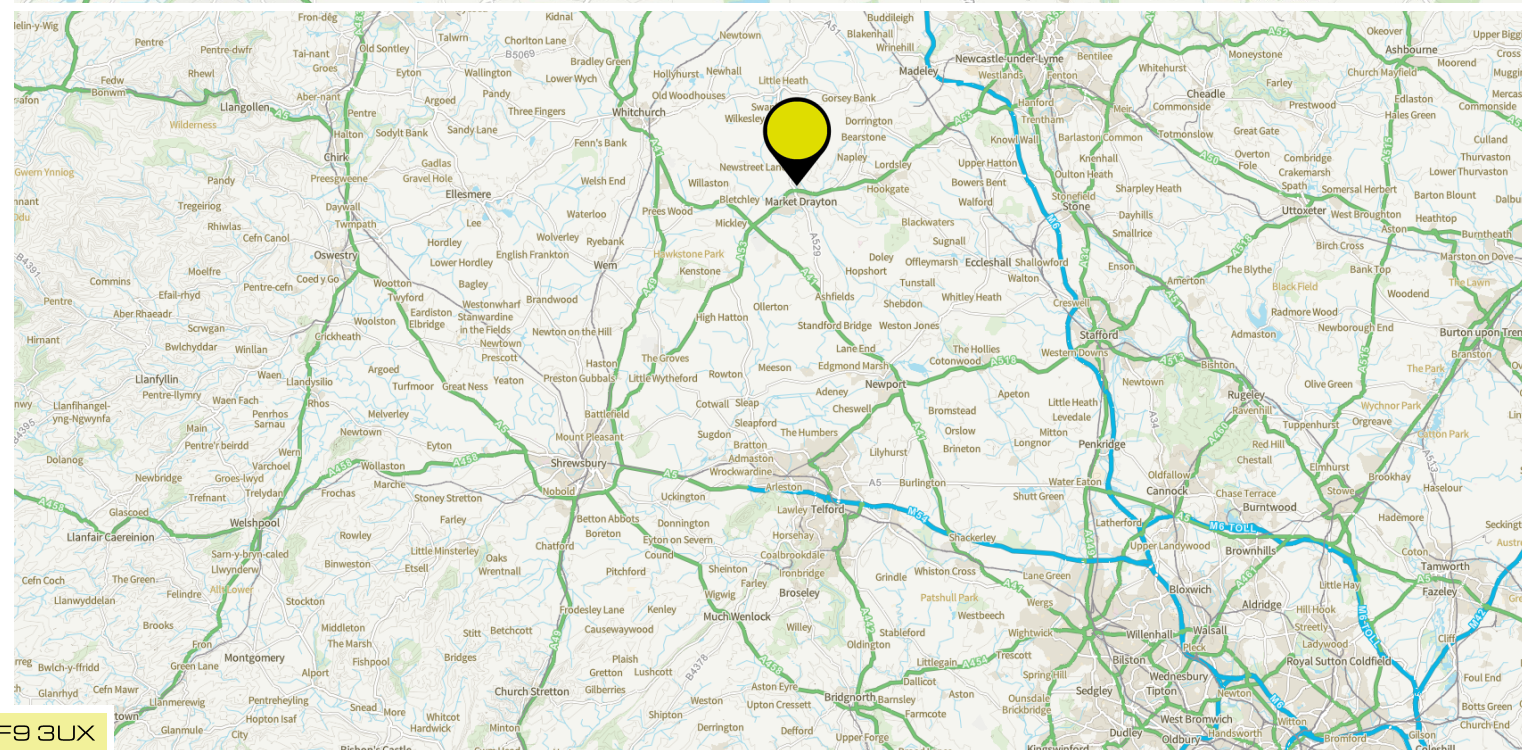
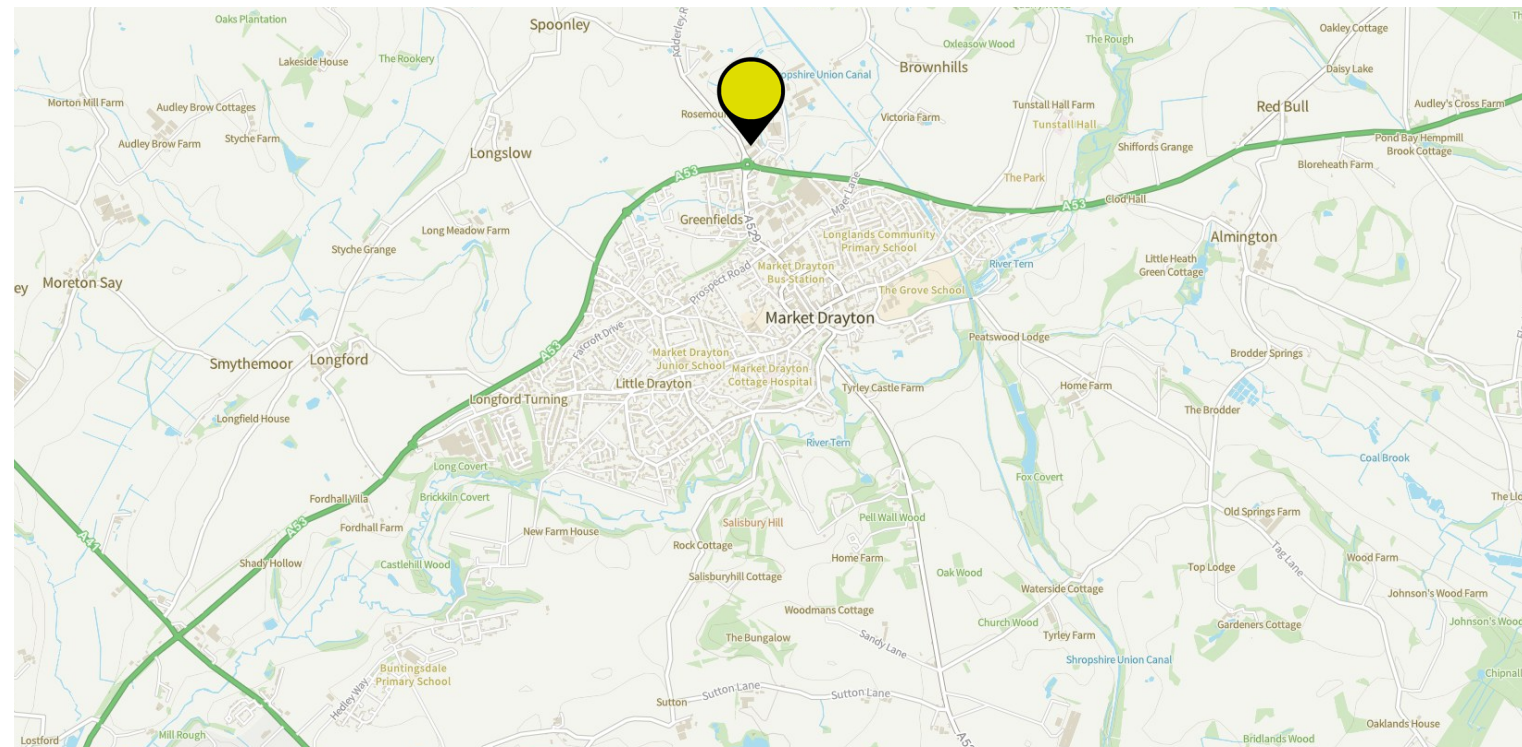
## Description:

The property comprises a modern terraced commercial premises constructed to 6m eaves height with a manually operated up-and-over loading door (4m height) together with a separate pedestrian entrance. The property benefits from generous loading circulation space to the front and 4 dedicated car spaces plus one disabled car space at the unit entrance.

Constructed in 2008, the property is of modern steel frame construction with profiled sheet cladding to walls under a curved profile sheet roof incorporating translucent roof panels. Internally the outgoing tenants have installed a non-structural pair of offices together with kitchenette and w/c with mezzanine storage above. The floor is painted concrete and lighting is provided by way of 6 no pendant lights.

## Location:

The premises occupy a mid-terrace position within Burnside Business Park to the north of Market Drayton. The unit is superbly located to take advantage of the excellent transport links east to west via the A53 bypass which runs from Shrewsbury to Newcastle-under-Lyme and north to south via the A49. It is approximately 32 km (20 miles) from Shrewsbury, 23 km (14 miles) from Newcastle and 35.5 km (22 miles) from Telford. Market Drayton town centre, providing all local amenities, is approximately 1.6 km (1 mile) away.



## Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.

All measurements are approximate and are on a gross internal floor area basis).

Floor	Description	Size (sq ft)	Size (m <sup>2</sup> )
Ground Floor	Warehouse	2,644	245
<b>Total</b>		<b>2,644</b>	<b>245</b>

## Tenure

The premises are available by way of a new Full Repairing and Insuring lease on terms to be agreed.



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## Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

## Costs:

Each party to pay their own legal costs in respect of the transaction.

## VAT:

All prices mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The Landlord has elected to charge VAT on the rent.

## Services (not checked or tested):

Mains water, drainage and three-phase power are all understood to be connected. Interested parties are advised to make their own enquiries the relevant utility companies.

## Service Charge:

The ingoing tenant will be liable for a share of costs in relation to the upkeep of the communal parts (service charge). Currently, there is no formal service charge levied with any expenditure charged on an ad hoc basis.

## RTKF Net:

The premises host an RTKF Net relay station located just inside the loading bay doors. It is the size of a typical electrical panel and does not physically impact the use of the unit. We understand it is used to assist agricultural machinery navigation.

**Rateable Value:** £16,500

1st April 2023

**Energy Performance Rating:** D 94

## Planning:

We understand the property has an established commercial and industrial use together with 'retail' use under use classes E (a), B2 and B8 described in the Town and Country Planning (Use Classes Order) 1987 Pt 2 (as amended).

Interested parties are advised to make their own enquiries with the local planning authority regarding their intended use.

## Local Authority:

Shropshire Council

The Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

03456 789 000



IMPORTANT NOTICE: Cooper Green Pools for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pools has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.