

TO LET

TSR

TOWLER SHAW ROBERTS

HIGH QUALITY WAREHOUSE/TRADE COUNTER PREMISES OCCUPYING A PROMINENT ROADSIDE LOCATION



UNIT 19A
MAES-Y-CLAWDD
OSWESTRY
SY10 8NN

- Modern warehouse/trade counter premises extending to approx. 9,150 sqft (850 sqm) including offices and staff welfare facilities and a further lean-to storage area extending to approx. 1,128 sqft (104.77 sqm).
- Versatile open plan accommodation having 2 roller shutter loading doors to secure yard area.
- Prominent roadside position within the popular Maes-Y-Clawdd Industrial Estate approximately 2 miles south east of Oswestry Town Centre with convenient access to the main A5 and A483 trunk roads.
- Available To Let on a new Lease. Rent: **£50,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a prominent roadside position within the popular Maes-Y-Clawdd Industrial Estate approximately 2 miles south east of Oswestry Town Centre with convenient access to the main A5 and A483 trunk roads.

The industrial estate is well established with a range of national and regional occupiers in the immediate area include ARLA Food Centre, City Electrical Factors, Pentons Haulage and Momentum Wines.

Oswestry is an important market town and commercial centre within the North Shropshire economy supporting a current population in excess of 18,000 people. The town is strategically located close to the Welsh border approximately 18 miles north-west of Shrewsbury, 30 miles south of Chester, 15 miles from Wrexham and 29 miles north-east of Newtown. The town has a large commercial centre and developing industrial base serving a wide catchment area.

Description

The property comprises a semi-detached warehouse premises providing clear span single bay accommodation extending to approx. 9,150 sqft (850 sqm) including and staff welfare facilities.

The property has been fit out to a modern standard with LED lighting, concrete flooring, roof lights and has a minimum eaves height of 5m.

The property benefits from a secure yard area having 2 roller shutter loading doors, a lean-to storage area and separate staff parking.

Accommodation

| | Sqft | Sqm |
|-----------------|---------------|---------------|
| Warehouse | 9,150 | 850.0 |
| Lean-to Storage | 1,128 | 104.77 |
| Total | 10,278 | 954.77 |

Services (Not Checked or Tested)

It is understood that mains water, electricity (including 3-phase), gas and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies

Tenure

The property is available To Let on new Lease on a Tenant's full repairing and insuring basis for a terms to be agreed, subject to upward only rent reviews at 3 yearly intervals.

Rent

£50,000 per annum exclusive, payable monthly in advance.

Energy Performance Certificate

Energy Performance Rating: C66



For Reference purpose only

Scale: Not to Scale

Business Rates

To Be Assessed.

Planning

Interested parties are advised to make their own enquiries with the Local Authority regarding their intended use.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel: 0345 678 9000

Legal Costs

Each Party to bear their own legal costs incurred within the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has not elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

November 2025

TSR House

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Important Notice

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