

Industrial

UNIT C4 | GREENWOOD COURT INDUSTRIAL ESTATE

Cartmel Drive, Harlescott, Shrewsbury, SY1 3TB



UNIT C4 | 1,015 SQ FT

Industrial Unit

Unit C4 at Greenwood Court Industrial Estate is ideal for SMEs of all sizes, from start-ups to established businesses. Suitable for trade counter, light industrial, or warehouse/storage use, the unit offers loading bays, electric roller shutter doors, 3-phase power, LED lighting, WC facilities, and dedicated parking. Located in Shrewsbury's primary industrial hub, the estate is surrounded by a mix of warehouse, retail, trade, and industrial businesses, ensuring excellent commercial opportunities.



Lease Type **New**

Unit Summary

- Refurbished Unit
- Electric Roller Shutter Door
- 3 Phase Power
- Flexible Space
- Car Parking
- WC Facilities

[View Floor Plans](#)

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£11,800.00	£11.63
Rates	£5,796.00	£5.71
Maintenance Charge	£1,624.00	£1.60
Insurance	£203.00	£0.20
Total Cost	£19,423.00	£19.14

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

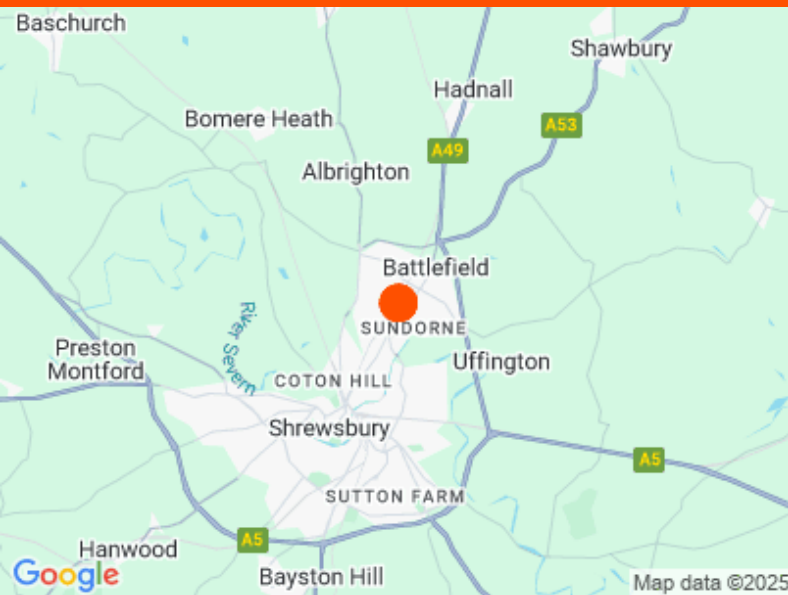
→ For more info please visit: unit.info/UIP0104110

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Location

Greenwood Industrial Estate is situated off Cartmel Drive, approximately 3 miles north-east of Shrewsbury town centre. Nearby occupiers include Volkswagen, Howdens and Boys and Boden.



Road
A49: 1 mile



Airport
Birmingham: 55 miles



Rail
Shrewsbury: 3 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (20)



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Key Contact



Rebecca Beddows

Senior Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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