

Industrial

UNIT C2 | GREENWOOD COURT INDUSTRIAL ESTATE

Cartmel Drive, Harlescott, Shrewsbury, SY1 3TB

UNIT C2 | 1,000 SQ FT

Newly refurbished industrial unit

An opportunity has arisen to let a newly refurbished unit on the established Greenwood Court Industrial Estate. At 1,000sqft Unit C2 would make a great starter unit and would lend itself to multiple uses, ranging from a trade counter, manufacturing, or storage and distribution. It benefits from a recently fitted electric roller shutter door and presents to a high standard. The estate is located in a key industrial area of Shrewsbury, within a mixed use environment, featuring a blend of warehouse, retail, trade, and industrial units, and is considered one of the primary industrial locations in the region. The estate is also conveniently located with easy access to the A5 and just 6 miles from the M54 motorway, offering excellent road links.

Lease Type

New



Unit Summary

- ☒ Car Parking
- ☒ WC Facilities
- ☒ 24 Hour Access
- ☒ Flexible Space
- ☒ Electric Roller Shutter Door
- ☒ Fire Alarm System



	Per Annum	Per Sq Ft
Rent	£12,100.00	£12.10
Rates	£2,829.33	£2.83
Maintenance Charge	£1,600.00	£1.60
Insurance	£200.00	£0.20
Total Cost	£16,729.33	£16.73

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.

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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	C (65)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

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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"



+44(0) 808 169 7554



For more info please visit: unit.info/UIP0100803

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