



The Depot, Silkmoor  
Frankwell, Shrewsbury, SY3 8LN

£28,000 per annum

- Clean workshop and storage space with secure enclosed rear yard and excellent office accommodation at first floor.
- Newly refurbished and redecorated offices including new double glazed windows providing excellent natural light, separate kitchen and feature double 'barn doors'.
- Rear yard previously white lined to accommodate 12 car spaces.
- Total area 384.56 m<sup>2</sup> (4,139.5 sqft).
- 3.5m (approx.) loading door height and 3 Phase power supply to the workshop.
- Convenient location off Frankwell roundabout with various café and convenience store amenities close by.
- A short walk to Shrewsbury town centre and the Quarry Park.
- Suitable for a variety of uses (subject to planning).



Virtual Tour

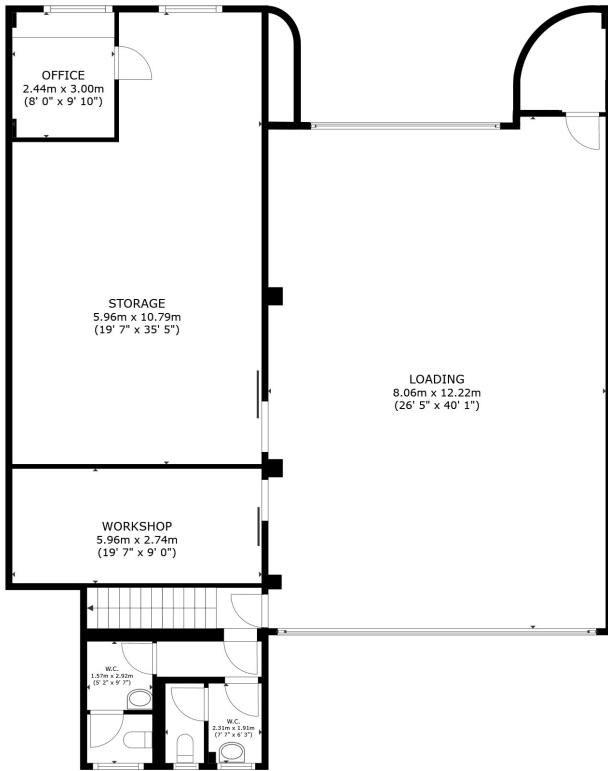


For further information, contact:  
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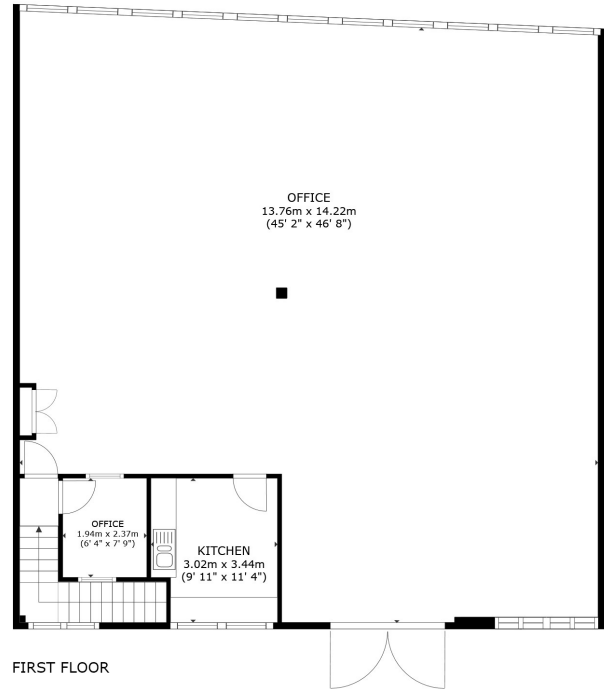
## Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice. All measurements are approximate).

Floor	Description	Size (sq ft)	Size (m <sup>2</sup> )
Ground Floor	Loading Bay , Workshop with mezzanine,	2,191 GIA	203.54 GIA
Ground Floor	Toilets		
First Floor	Offices	1,948.5 NIA	181.02 NIA
	<b>Total</b>	<b>4,139.5 sq ft</b>	<b>384.56 m<sup>2</sup></b>



GROUND FLOOR



FIRST FLOOR

➤ **Rateable Value** TBC

➤ **EPC** TBC

### Planning

The premises are understood to have an existing use for Class E purposes and are situated within the Shrewsbury town Centre Conservation Area . Other uses may be considered. Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

### Local Authority

Shropshire Council  
The Shirehall,  
Abbey Foregate  
Shrewsbury  
SY2 6ND

0345 678 9000

### References

The successful applicant will typically need to provide satisfactory references/company trading accounts.

### Costs

Each party to pay their own legal costs incurred in this transaction.

### Deposit

A deposit equivalent to 3 to 6 months rent may be required.

### Fixtures and Fittings

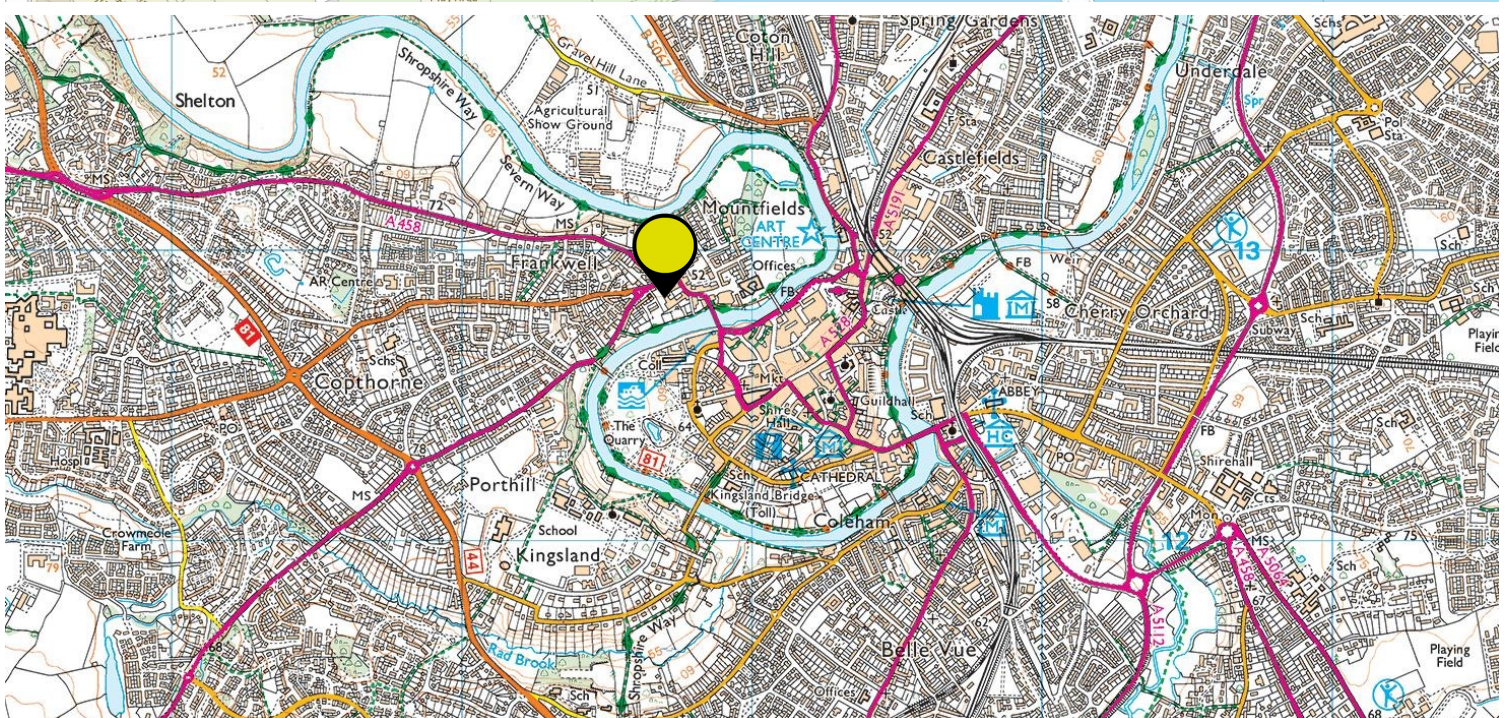
All items usually classed as tenants fixtures and fittings and not mentioned in these particulars, are excluded from the letting.

### Services

All mains services are understood to be available subject to connection charges by the utility companies.

### VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected to charge VAT on the rent.



Plans Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown Copyright reserved Licence No. ES762482

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