

COOPER
GREEN
POOKS

To Let



Unit 2A-C Archers Way, Battlefield Enterprise Park
Shrewsbury SY1 3AB

£46,500 pa (exclusive)



Summary

- Modern, triple-unit light industrial space to let with ample secure yard and parking.
- Ground Floor Area approx. 6,640 sq ft. (616.80 m²) plus additional Mezzanine storage area of 1,840 sq ft (171 m²).
- Benefitting from three pairs of roller shutter doors and 6m eaves height (max).
- Extensive rear yard area including parking for 8 vehicles.
- Located on Battlefield Enterprise Park, the premier commercial area of Shrewsbury.
- Nearby occupiers include Rowlands & Co (fruit and veg wholesales), Raw Pet Food Shrewsbury, Storage King Shrewsbury, Bow Construction, Motor Parts Direct, Battlefield Printing Group, Sign & Poster and Shropshire Chamber of Commerce, amongst a variety of other National and Independent brands.



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Unit 2A-C Archers Way, Battlefield Enterprise Park, Shrewsbury, SY1 3AB

Location:

Units 2A-C are situated within Battlefield Enterprise Park, a well established commercial and industrial area located 3 miles to the north of Shrewsbury town centre. The location benefits from excellent connectivity, with direct access to the A49 and A53, linking to the M54 and wider motorway network, making it ideal for logistics, warehousing and light industrial operations.

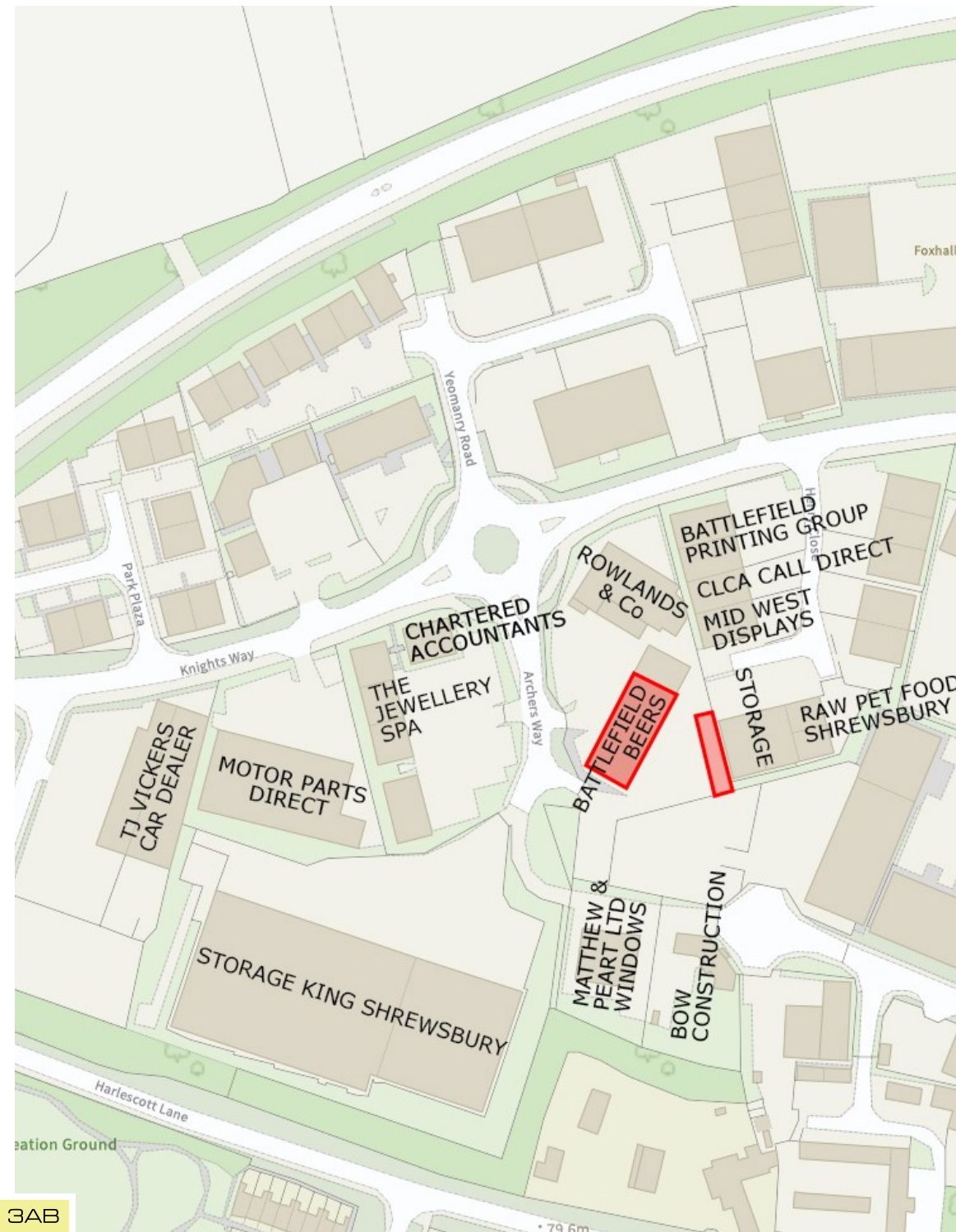
Archer's Way is off Knight's Way and is part of a thriving business hub. The surrounding area hosts a mix of self storage facilities, manufacturing units and office spaces. Nearby occupiers include Rowlands Fruit and Veg, Matthews & Peart Ltd, Storage King and Cousins Furniture distribution.

The area is covered by local amenities including retail outlets, nearby Tesco Extra and healthcare facilities. The location is ideal for businesses seeking space in a strategic position with good regional access and proximity to Shrewsbury's urban centre.

Description:

The subject property comprises 3 out of a terrace of 4 units which have been combined internally to provide one single unit. The building is of steel portal frame under a single pitch steel profile sheet roof incorporating 10% translucent light panels. The walls are similarly of profiled metal sheet cladding and the floor is concrete screed. There are three pairs of manually operated roller shutter doors located front and back with equal sets of pedestrian doors to the side. There is mezzanine storage installed by the original tenant and the warehouse is used for the free standing storage of beers, wines and spirits on pallets at low level.

Externally, the site is bordered by palisade security fence with secure gates to the rear service yard. There is customer loading/unloading to the front and staff parking for approximately 8 cars in the rear service yard. The front yard is shared with the adjoining building occupied by Rowlands Fruit & Veg and the end terrace occupier Bea-Fresh Ltd.



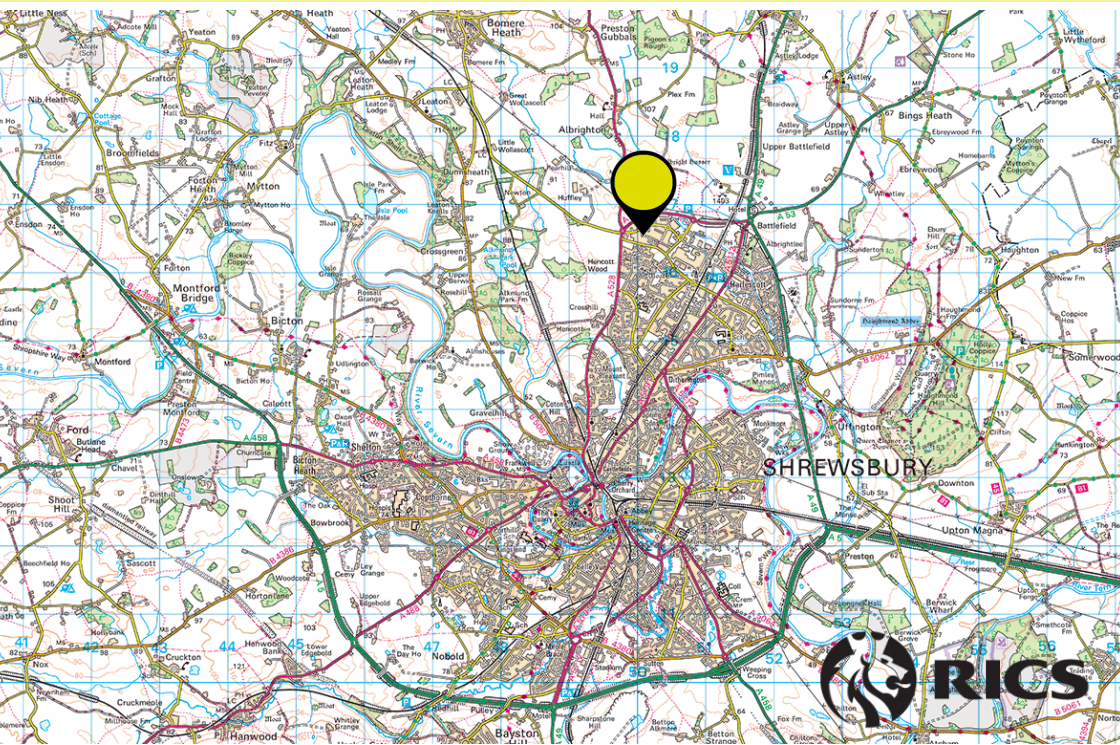
Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.
All measurements are approximate and are on a gross internal floor area basis).

Floor	Size (sq ft)	Size (m²)
Ground Floor	6,640	616.80
Mezzanine Storage	1,840	171
Total	6,640 sq ft	616.80 m²

Tenure

The premises are available to let with terms to be agreed on a full repairing and insuring terms.



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 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.

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.

Fixtures and Fittings:

All items usually classed as Tenant’s fixtures and fittings, and not mentioned in these details will be excluded from the letting.

Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT, if applicable.

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):

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

Service Charge:

Currently, there is no formal service charge levied, with any expenditure charged on an ad hoc basis.

Rateable Value: £35,000

1st April 2023

Energy Performance Rating: C 67

Planning:

We understand the property has an existing use for Class E. Interested parties are encouraged to satisfy themselves of the planning position regarding their intended use.

Local Authority:

Shropshire Council
Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

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