

**COOPER
GREEN
POOKS**

To Let

38B Vanguard Way, Battlefield Enterprise Park
Shrewsbury, SY1 3TG

£17,000 pa (exclusive)
including mezzanine



Summary

- Modern trade counter/industrial premises to let on Shropshire's premier commercial enterprise zone.
- Gross Internal Area 2,596 sq ft (241.31 m²).
- 6m eaves height.
- Demised parking for 6 cars to the front of the property with shared servicing yard to the rear.
- Prominently located close to the main Vanguard Way roundabout with high volume of passing traffic.
- Versatile accommodation, currently fitted out as showroom and offices with substantial mezzanine accommodation.
- Nearby occupiers include Travis Perkins, Mercedes Benz cars, LKQ Euro Car Parts, Tile Maze, Salop Glass, Tool Station and Brewers among others.



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Location:

Vanguard way is the primary thoroughfare through Battlefield Enterprise Park, the premier commercial enterprise zone, trade counter and business quarter of Shrewsbury. It is situated approximately 2.5 miles north of the town centre and has immediate trunk road access. Connectivity is excellent being positioned close to the A49/A53 intersection and the A5 leading onto the M54 and the wider motorway network.

The area serves as a high profile hub for National trade brands, car dealerships and light industrial occupiers. Nearby occupiers include Travis Perkins, Mercedes Benz cars, LKQ Euro Car Parts, Tile Maze, Salop Glass, Tool Station and Brewers among others.

Shrewsbury is the county town of Shropshire being located approximately 48 miles North-West of Birmingham, 43 miles South of Chester, and 17 miles West of Telford.

There are also direct rail services to London Euston (approximately 2 hours 41 minutes) and also to Birmingham, Manchester and Cardiff.

Shrewsbury has a resident urban population of approximately 80,000 people with a County-wide population in excess of 325,000.

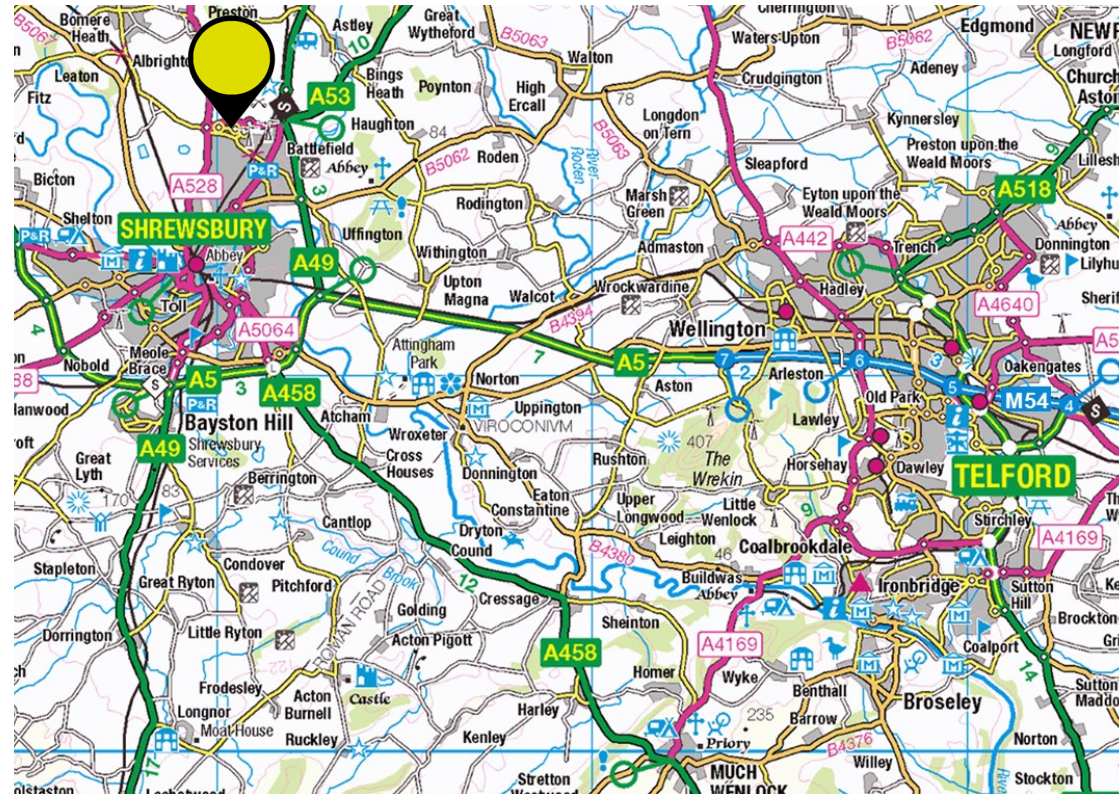
Description:

The property occupies a mid-terrace position in a terrace of 8 modern trade counter units constructed around a portal steel frame with profiled steel-clad elevations beneath a curved mono-pitched roof incorporating 10% natural roof lighting and with glazed front elevations.

The unit is currently fitted out as a showroom with offices, kitchenette and w/c on the ground floor with further offices and storage on mezzanine level. A 'wet' radiator heating system has been added with radiators located on ground and mezzanine level.

Subject to contract and terms, the Landlord is willing to consider removing some or all of the mezzanine floor.

The unit benefits from 6 demised car parking spaces in the forecourt car park and there is a rear shared service yard and loading access.



Tenure

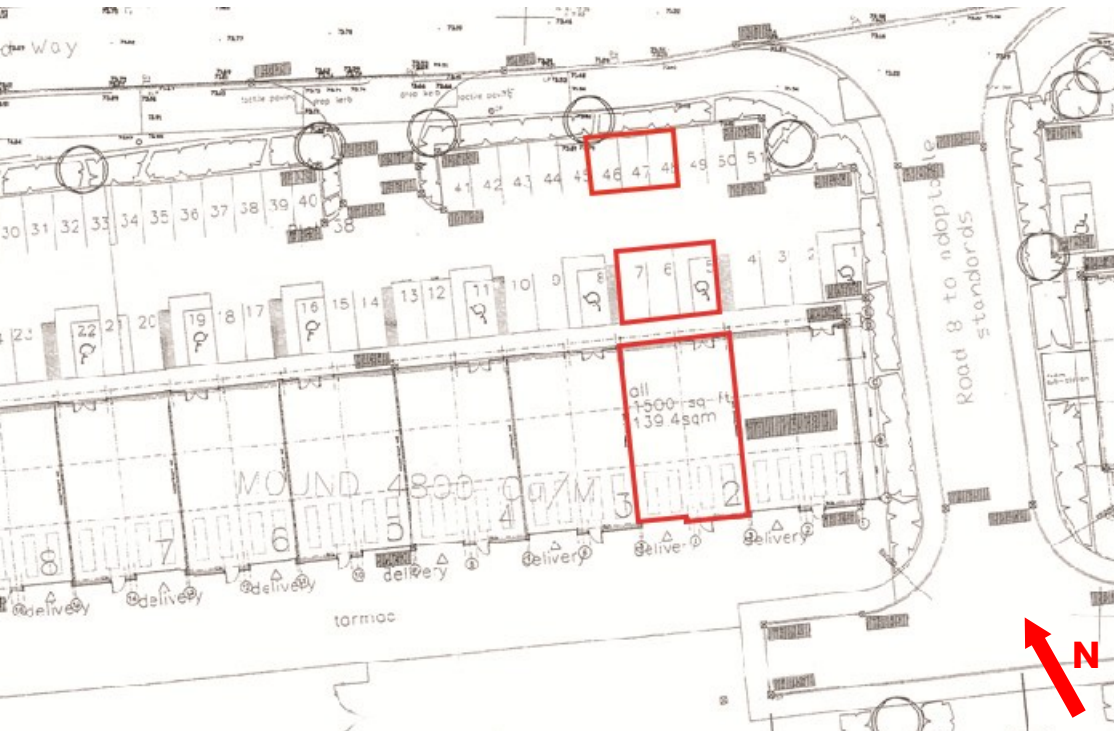
The unit is available to let on a new lease (terms to be agreed).

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 (m ²)
Ground Floor	Trade counter & Warehouse	1,560	145.01
Mezzanine	Storage / offices	1,036	96.3
Outside	6 allocated parking spaces		
Total		2,596 sq ft	241.31 m ²



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Deposit

A rental deposit may be required at lease completion.

Estate Charge:

An Estate Charge is payable in addition to the rent, covering the maintenance and upkeep of the communal areas at Plot 38. The apportioned charge for the unit for the budget year 2025 is £1,158.12.

Services (not checked or tested):

It is understood that water, drainage and electricity (including 3-phase) are connected and available.

Interested parties are advised to make their own enquiries with the relevant utility companies.

Planning:

The premises are understood to have an existing permitted use for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own enquiries with the Local Planning Authority.

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 has elected to charge VAT on the rent.

References

The Landlord reserves the right to seek satisfactory Tenant and financial references.

Anti-money Laundering and Identity Verification:

In line with UK anti-money laundering regulations, two form of ID will be required to verify identities and confirm sources of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Costs:

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

Fixtures and Fittings:

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

Rateable Value:

£21,000

1st April 2026

Energy Performance Rating:

D 90

Local Authority:

Shropshire Council

Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

03456 789 000

