

**COOPER
GREEN
POOKS**

For Sale

A5124

Unit 5, Hotspur Park, Knights Way
Battlefield Enterprise Park, Shrewsbury, SY1 3FB

£275,000





Summary

- Residue of a Long Leasehold 999 year with effect from 01/10/1998.
- Modern Industrial Unit available to purchase with vacant possession.
- Gross Internal Area 3,483 sq ft. (324 m²).
- 6m eaves height.
- Demised parking for 5 vehicles with shared service yard to the front.
- Benefitting from an electrically operated roller shutter door and separate pedestrian entrance.
- Versatile accommodation with substantial mezzanine, currently used for storage and office purposes.
- Excellent access to the A53 / A49 / A5 and M54 Motorway.



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Location:

Hotspur Park is located off Knights Way, one of the main routes through Battlefield Enterprise Park, the premier commercial enterprise zone, trade counter and business quarter of Shrewsbury. It is situated approximately 2.7 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.

Nearby occupiers include Whitfield Plumbing, Heating & Cooling, Advance Windows Shrewsbury, Salop 4x4 (vehicle repair shop), Bright Motors (tyres), Auto Windscreens, Essential Driver Training, AJK Electrical, Battlefield Machinery, Universal Trade Frames (glazer), DVSA Driving Test Centre, as well as a variety of other National and Independent operators.

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.

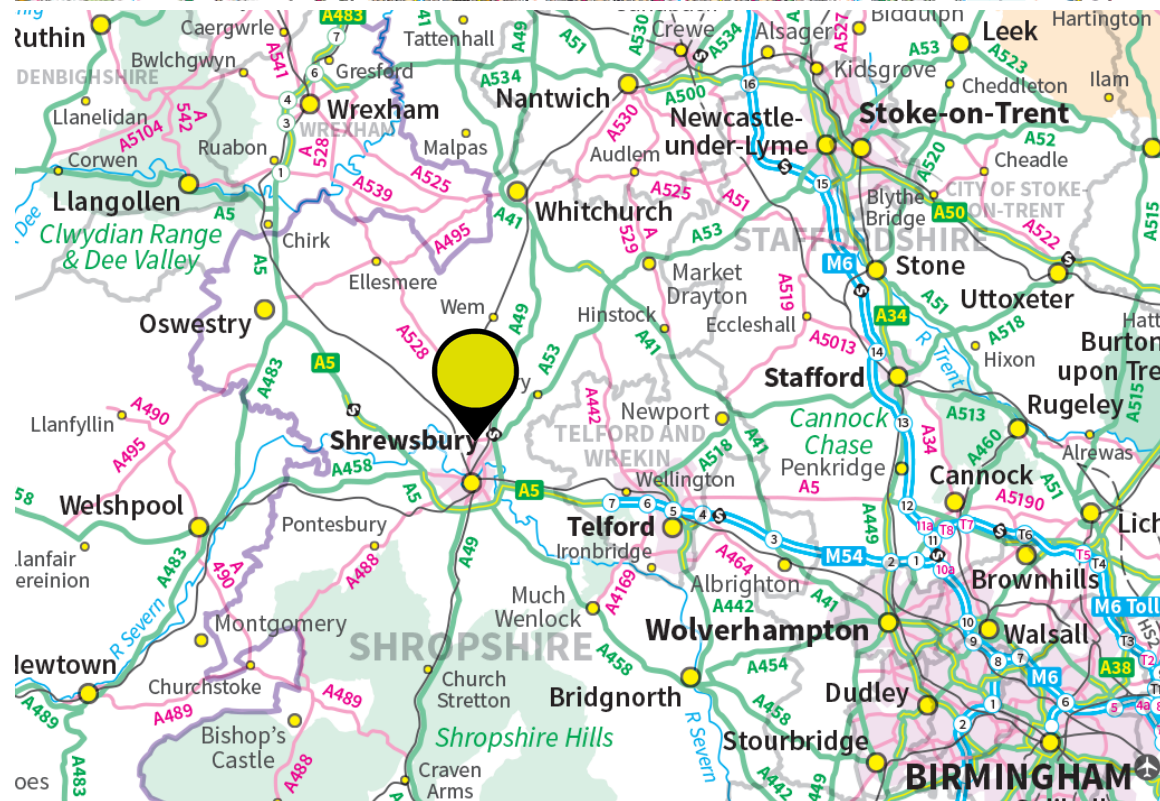
Shrewsbury has a resident urban population of approximately 80,000 people with a County-wide population in excess of 325,000.

Description:

The property forms part of Hotspur Park, consisting of two adjacent rows of modern light industrial units of steel portal frame construction with profile sheet cladding to the elevations and curved roof. To the front of the terraces is the shared service yard and demised parking.

Unit 5 sits mid-terrace. Internally, the unit consists of painted concrete flooring with plastered and painted walls and hanging pendant lights. Along the front elevation is an electrically operated roller shutter door with separate personnel door and office window. There is a separate fire escape door to the rear.

The space is currently used for textile storage, photography and administration with a small office area created from demountable partitioning with a suspended ceiling and integral lighting. There is a mezzanine area to the rear of the unit providing additional storage.



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	2,320.7	215.6
Mezzanine	1,162.5	108
Outside	5 parking spaces	
Total		3,483.2 sq ft 323.6 m ²



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Estate Charge:

There is an estate charge payable for the maintenance and upkeep of the communal wider estate. Further details available from the Agent.

Services (not checked or tested):

It is understood that mains water, drainage and 3-phase electricity are connected. 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 (G) and B8 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 Vendor had elected to charge VAT on the sale.

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 fixtures and fittings not mentioned in these particulars are excluded from the sale.

Rateable Value: £14,500

1st April 2026

Energy Performance Rating: C 60

Local Authority:

Shropshire Council

The Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ

03456 789 000

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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 representation or 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.

