

**COOPER
GREEN
POOKS**

To Let

Unit A, 41 Wem Business Park,
Wem, SY4 5JX

£9,000 pa (exclusive)



Summary

- End Terrace Light Industrial Unit available to let.
- Approximately 1,280 sq ft. (118.92m²)
- Fitted with a roller shutter door and separate pedestrian entrance.
- 3 parking spaces.
- Suitable for a variety of uses.
- Communal toilet facilities available on the business park.
- Good road links to Shrewsbury, Telford, Whitchurch and Oswestry.
- Close proximity to Wem Railway Station.
- Neighbouring occupiers include Cosmo Internet Ltd (online retail), Berties Direct Ltd (china and glasswear wholesaler), Wem Tyres Ltd, Sugar Crave Ltd (bakery), R&R memorials (stonemasonry) and Pegasus Shopfitting Ltd (shopfitting contractors).



Unit A, 41 Wem Business Park, Wem, SY4 5JX

For further information, contact:
Cooper Green Pooks
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Andrew Birtwistle MRICS
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Tenure

The Unit is available to let on 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)
Communal Toilets on the Business Park			
Ground Floor	Unit B	1,280	118.92
Total		1,280 sq ft	118.92 m ²



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Deposit

A rental deposit may be required at lease completion.

Estate Service Charge:

The Tenant is to contribute an apportioned amount towards the Estate Service Charge, for the upkeep of the communal road and pavements.

Further details available from the Letting Agent.

Services (not checked or tested):

It is understood that the unit benefits from electric solar power.

Planning:

The premises are understood to have an existing permitted use for Class B 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 had elected not 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:

TBA

1st April 2026

Energy Performance Rating:

N/A

Local Authority:

Shropshire Council

03456 789 000

Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ



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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.