



TO LET

UNIT 17, MILE OAK INDUSTRIAL ESTATE, OSWESTRY, SHROPSHIRE. SY10 8GA

- Ground floor suite of 97.61 m.sq./1,051 sq.ft. with parking.
- Highly prominent and visible position fronting main estate road, making it ideal for companies seeking a high profile.
- Contact
Celt Rowlands & Co.-
01691 659659

LOCATION

Oswestry, Shropshire's third largest town is situated on the A5/A483 trunk route from Holyhead to London, midway between the M54 and M56/A55 motorway links at Shrewsbury and Chester/Wrexham. Main rail services, a couple of miles North at Gobowen.

Mile Oak is the longest established of the towns business park areas, situated approximately ½ mile off the A5 on the eastern town outskirts with good linkage to the A483 for Welshpool and the town centre. These premises are situated as shown on the attached plan in a location attracting high traffic volume, they have a high visible profile and area easy to find.

ACCOMMODATION AND DESCRIPTION

A contemporary ground floor office suite, well fitted out with pedestrian entrances off the front estate road and at the rear onto the car park. The offices include carpeting, strip lighting, perimeter trunking and has central heating.

The space is divided into two private offices, a meeting room and a general open plan office. A corridor links the front entrance to a kitchen and separate ladies and gents wcs.

Parking

There will be approximately 8 car spaces at the rear with signage positioned at the front entrance to direct visitors. More car parking could be available, subject to agreement.

RENT AND LEASEHOLD TERMS

The premises are offered to let at a rent of £9,500 p.a. region exclusive of business rates on an effectively full repairing and insuring basis for a term of years to be agreed with the incoming tenant being asked to pay the landlord's reasonable legal costs in connected with the granting of the lease.

BUSINESS RATES

The rates are to be assessed and the agents will be able to give a guide.

EPC

Rating assessment 'D'.



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