



**TO LET**

**17A MILE OAK INDUSTRIAL ESTATE,  
OSWESTRY. SY10 8GA**

- **Small unit of 673 sq.ft. within secure compound, and with parking for two cars.**
- **Fronting the main Mile Oak Industrial Estate road, virtually adjoining Royal Mail.**
- **VIEWING: Celt Rowlands & Co. 01691 659659.**

## LOCATION

Oswestry is the County of Shropshire's third largest town with a former Borough population of around 36,000 and a catchment substantially higher. The town has a range of substantial employers including British Telecom, Practice Plan, Inland Revenue and a multitude of office and industrial based companies.

Mile Oak Industrial Estate is a long established industrial estate in the town, and these premises are situated with a prominence to the main estate road, roughly 50m short of the end of the estate before the turning right to the recycling centre, and just past Royal Mail on the left.

## DESCRIPTION

A unit with prominence to the main industrial estate road, being set behind a secure palisade fence, shared with adjoining premises with a secure gate.

Internal width	3.32m
Depth	18.86m
Eaves height of	3.60m

Total floor area, gross internal approximately 62.56 m.sq. / 673 sq.ft.

Front roller shutter door incorporating pedestrian door, having concrete floor, concrete blockwork walls to full eaves height and profile clad insulated roof.

Note that there is single phase electricity, and further electrical supply can be provided if required.

There are no WC facilities in the premises.

This unit has the right to park two vehicles within the shared compound.

## TERMS OF OFFER

A rent of region £5,950 p.a. is asked, with the rent to be paid monthly in advance, on an internal repairing and insuring basis. The insurance premium which is payable back to the landlord is likely to be relatively small, but a guide can be given. The lease will be by way of a sub lease.

## BUSINESS RATES

The building has a rateable value of £4500, and interested parties should speak to the Local Council – Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable. Concessions may apply.

## EPC RATING

Rating 'D'.

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