



## TO LET

### OSWESTRY INDUSTRIAL BUILDINGS ESTATE, MAESBURY ROAD, OSWESTRY, SHROPSHIRE. SY10 8HA

- 6 Months rent free offered in order for an ingoing tenant to complete construction works around and to the yard.
- Yard, currently under development, amounting to approximately 0.24 acre.
- Within Oswestry's principal industrial area of the Maesbury Road, convenient and accessible.
- **VIEWING - Contact Oswestry Office: 01691 659659 [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)**

## LOCATION

Oswestry, Shropshire's third largest town with a former Borough population of approximately 33,000 and is equidistant between Shrewsbury and Wrexham. The yard is extremely well located on the A5 Euro route which runs between Holyhead (the Irish market) and Felixstowe (UK's main container port). The town has a good range of employers, to include BT, Aico, Arla Foods, Pentons and Guttercrest.

This site is situated within the Oswestry Industrial Building's estate on Maesbury Road, opposite Radfords Fields, with such other occupiers as Dulux and Pennant.

## DESCRIPTION

A yard of approximately 0.24 acre, measuring approximately 22m x 44m, currently under development with a secure galvanised fence along one boundary, a thick substantial hedge boundary to Maesbury Road and a high and steep embankment along a further boundary, a requirement to secure the entrance with more fencing and a gate, being of only a short length in order to complete the creation of the yard. Clearly, interested parties may prefer to see further fencing introduced, and such matters can be discussed with the agents.

## RENT AND LEASE TERMS

This yard is offered to let on terms to be discussed with the letting agents. The landlords will seriously consider granting rental incentives/concessions to an incoming tenant to enable them to complete the development of the yard, subject to contract.

After the yard has been developed by the incoming tenant, for which rental/financial incentives would be given, a rent of region £650 pcm is asked. The incoming tenant is also asked to contribute towards the landlord's reasonable legal costs in connection with the granting of the lease, also a matter which can be negotiated.

Six Months' rent free offered in order for an ingoing tenant to complete construction works around and to the yard.

## VAT

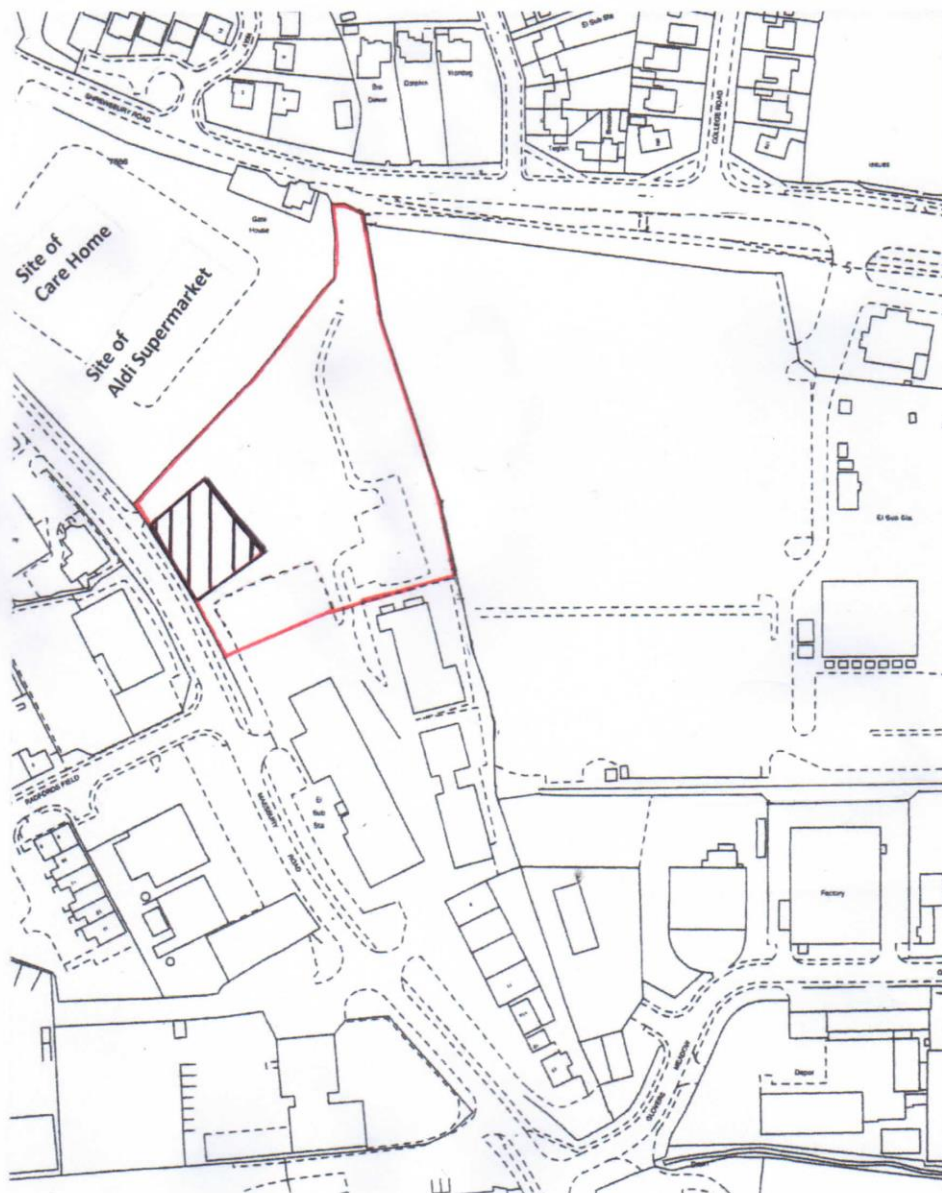
We are waiting to hear whether the land is elected for VAT.

## BUSINESS RATES

This yard has not been assessed for business rating purposes, but we would fully expect that, subject to the rate payer qualifying, the level of Rateable Value would in principle attract concessions, or maybe result in zero rates payable. Interested parties should discuss this matter with the agents, and then satisfy themselves directly with Shropshire County Council.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details





For identification purposes only and not to scale.

Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty Stationary Office, Crown Copyright reserved. Celt Rowlands & Co – Licence No: 738380E0001

**Celt Rowlands  
& Co.** CHARTERED SURVEYORS

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

**Celt Rowlands  
& Co.** CHARTERED SURVEYORS

**COMMERCIAL PROPERTY CONSULTANTS**  
www.celtrowlands.com

