/INDURENT



Industrial

# UNIT C2 | GREENWOOD COURT INDUSTRIAL ESTATE

Cartmel Drive, Harlescott, Shrewsbury, SY1 3TB

## UNIT C2 | 1,000 SQ FT

### Newly refurbished industrial unit

An opportunity has arisen to let a newly refurbished unit on the established Greenwood Court Industrial Estate.
At 1,000sqft Unit C2 would make a great starter unit and would lend itself to multiple uses, ranging from a trade counter, manufacturing, or storage and distribution. It benefits from a recently fitted electric roller shutter door and presents to a high standard.
The estate is located in a key industrial area of Shrewsbury, within a mixed use environment, featuring a blend of warehouse, retail, trade, and industrial units, and is considered one of the primary industrial locations in the region. The estate is also conveniently located with easy access to the A5 and just 6 miles from the M54 motorway, offering excellent road links.

| Lease Type | New |
|---|---|




## Unit Summary

- Car Parking
- WC Facilities
- 24 Hour Access
- Flexible Space
- Electric Roller Shutter Door
- Fire Alarm System

View Floor Plans

| | Per Annum | Per Sq Ft |
|---|---|---|
| Rent | £12,100.00 | £12.10 |
| Rates | £2,829.33 | £2.83 |
| Maintenance Charge | £1,600.00 | £1.60 |
| Insurance | £200.00 | £0.20 |
| Total Cost | £16,729.33 | £16.73 |

**Terms:** Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIP0100803

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## Location

Greenwood Industrial Estate is situated off Cartmel Drive, approximately 3 miles north-east of Shrewsbury town centre. Nearby occupiers include Volkswagen, Howdens and Boys and Boden.

**Road**
A49: 1 mile

**Airport**
Birmingham: 55 miles

**Rail**
Shrewsbury: 3 miles

## Additional Information

| | |
|---|---|
| Planning Class | General Industrial |
| Lease Summary | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings | Contact us now to arrange a viewing. |
| Legal Costs | Each party will be responsible for their own legal costs incurred. |
| EPC | C (65) |

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## Key Contact




Rebecca Beddows
Senior Customer Engagement Manager


"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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