

Industrial

# Unit E1 | Greenwood Court Industrial Estate

📍 Cartmel Drive, Shrewsbury, Shropshire, SY1 3TB

## Unit E1 | 1,466 sq ft

Modern refurbished industrial unit available now

The unit provides high quality industrial space and office facilities. The recently refurbished kitchenette and toilets are a great benefit to this modern unit. The unit is suitable for a variety of uses including light industrial, manufacturing or safe and secure storage space. The unit benefits from a gated entrance which has 24-hour CCTV recording.



### ✔ Unit Summary

- WC Facilities
- 3 Phase Power
- 24 Hour Access
- Flexible Space
- Office Accommodation
- Kitchen Facilities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£10,265.00	£7.00
Rates	£4,536.00	£3.09
Maintenance Charge	£1,716.00	£1.17
Insurance	£168.00	£0.11
<b>Total Cost</b>	<b>£16,685.00</b>	<b>£11.38</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

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## Location

Highly accessible location with the M54 in close proximity



### Road

The estate is 3 miles north east of Shrewsbury town centre and in close proximity to the A49, providing access to the A5 and linking to the M54 and M6 motorways.



### Airport

Manchester Airport. 49.3 miles, Birmingham Airport. 46.0 miles



### Rail

Shrewsbury 1.6m, Yorton 5.2m, Wem 8.5m

## Additional Information

Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	All viewing requests can be made directly with Industrials by calling 0800 1 22 3330
Legal Costs	Each party is responsible for their own legal costs. Our Smart Lease typically offers cost savings compared to Traditional Leases
EPC	available on request

## Key Contacts



Industrials Asset Manager

**Will Outram**



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## Industrials

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