

Industrial

# Unit C1 | Greenwood Court Industrial Estate

📍 Cartmel Drive, Harlescott, Shrewsbury, SY1 3TB

## Unit C1 | 1,531 sq ft

Industrial unit with office space available in prime location

Greenwood Court Industrial Estate has units to suit most SME's from start-up to well established. Potential uses include trade counter, light industrial and warehouse/storage.

All units benefit from loading bays and parking to the front elevation. The area around Greenwood Court Industrial Estate comprises a mixture of warehouse, retail, trade and industrial units and is the primary industrial location in Shrewsbury.

Lease Type

New



### ✔ Unit Summary

- Electric Roller Shutter Door
- Secure Estate
- Close to Transport
- Flexible Space
- Well Maintained Estate
- Car Parking

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£16,000.00	£10.45
Rates	£4,082.40	£2.67
Maintenance Charge	£2,500.00	£1.63
Insurance	£306.20	£0.20
<b>Total Cost</b>	<b>£22,888.60</b>	<b>£14.95</b>

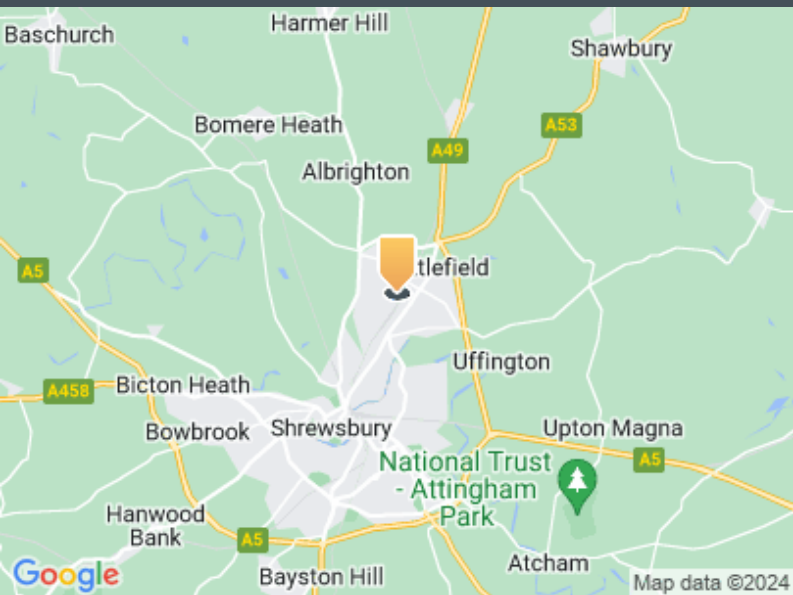
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you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

➔ For more info please visit: [unit.info/UIP0100802](https://unit.info/UIP0100802)

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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

The estate is situated close to the A49, providing access to the A5 and linking to the M54 and M6 motorways.



### Airport

Birmingham Airport is situated approximately 55 miles south-east of the estate and is within an hour drive time.



### Rail

The estate is situated close to the A49, providing access to the A5 and linking to the M54 and M6 motorways.

## 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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (56)

## Key Contact



### Rebecca Beddows

Customer Engagement Manager

"Rebecca joined Industrials 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 Industrials.co.uk."



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