

## Ellesmere Business Park

Oswestry Road, Ellesmere.



### Accommodation Specification

- Communal toilet facilities
- 3 phase electrical supply to distribution board.
- Telecom connection point.
- External security light.
- Units individually metered for water electricity and telephone.

### Terms

- **Unit :** Unit @ Ellesmere Business Park.
- **Agreement :** Three Years with three month's break clause.
- **Area :** 46 sq. m (500 sq ft) 140 sq. m (1500 sq ft) or thereabouts.
- **Rent :** £ POA per annum (exclusive) +VAT
- **Deposit :** Refundable deposit of 1 ½ months' rent.
- **Use :** Within sections B1, B2, B8 of the Use Classes Order.
- **Repairs :** Tenant responsible for internal repairs and decoration, including all doors, door furniture and windows and the glass therein and landlord's fixtures and fittings.  
Landlord responsible for external repairs and decoration and landscaping.
- **Insurance :** Landlord will insure the buildings Tenant responsible for contents insurance.
- **Business Rates :** Tenants should obtain a specific quote from the Business Rates team.
- **Costs :** A contribution to be made towards legal costs and surveyors fees.

**SHARED**

**SERVICES**

**01743 281082**

## Viewing/Further Information

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire SY2 6ND

Tel 01743 281082  
Contact Jane Ayres

## For Business Rates Information

Tel 0345 678 9003  
Email  
[business.rates@shropshire.gov.uk](mailto:business.rates@shropshire.gov.uk)



## SHROPSHIRE COUNCIL: MISREPRESENTATIONS;

Whilst we have tried to ensure these details are accurate, if any point is of particular importance to you please contact us to check the information, particularly if viewing involves travelling some distance.

Shropshire Council gives notice that:

1. The particulars are set out as a general outline only for the guidance of the intended tenants and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending tenants(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Shropshire Council has any authority to make or give any representation or warranty whatever in relation to this land.
4. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition, or that it is capable of fulfilling its function. Prospective tenants should satisfy themselves as to the fitness of such items for their requirements.

**ESTATES**

**SERVICES**

**01743 281082**