

## Maes Y Clawdd Enterprise Workshops

Maesbury Road Oswestry SY10 8NN



### Accommodation Specification

- All brick elevations with pitched steel clad roofs and integral roof lights.
- Individual toilet cubicle.
- 3 phase electrical supply to distribution board.
- Telecom connection point.
- External security light.
- Units individually metered for water electricity and telephone.

### Terms

- **Unit No :** Unit 18 Maes Y Clawdd Enterprise Units
- **Agreement :** Three Years with three month's break clause.
- **Area :** 111.5 Sq.m (1200 sq. ft.) or thereabouts.
- **Rent :** £8,000 per annum (exclusive of rates) +VAT.
- **Deposit :** Refundable deposit of £ 1½ times monthly rent.
- **Use :** B1, B8.
- **Repairs :** Tenant responsible for internal repairs and decoration, Landlord responsible for external repairs and decoration.
- **Insurance :** Tenant responsible for contents insurance, Landlord will insure the buildings.
- **Business Rates :** Tenants should obtain a specific quote from the Business Rates team. [Business.Rates@Shropshire.gov.uk](mailto:Business.Rates@Shropshire.gov.uk)
- **Costs :** A contribution to be made towards legal costs and surveyors fees.

**ESTATES**

**SERVICES**

**01743 281015**

## Viewing/Further Information

Shropshire Council  
The Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire SY2 6ND

Tel 01743 281015  
Contact Kerrie

## 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.

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