

Ellesmere Business Park

Ellesmere



Accommodation Specification

- 3 phase electrical supply to distribution board.
- Telecom connection point.
- Units individually metered for water electricity, gas and telephone.

Terms

- **Unit No :** Unit 12 Ellesmere Business Park
- **Agreement :** Three Years with three month's break clause.
- **Area :** 140 Sq m (1,500 sq ft) or thereabouts.
- **Rent :** £ 9,000 per annum (exclusive of Rates) plus vat to be agreed.
- **Deposit :** Refundable deposit required
- **Use :** B1,B8.
- **Repairs :** Tenant responsible for internal repairs and decoration, door furniture
Landlord responsible for external repairs and decoration.
- **Insurance :** The Landlord will insure the building The tenant will be responsible for insuring the contents.
- **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 £150.

ESTATES

SERVICES

01743 281082

Viewing/Further Information

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
Shropshire SY2 6ND

Tel 01743 281082
Contact Estates

For Business Rates Information

Tel 0345 678 9003
Email
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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