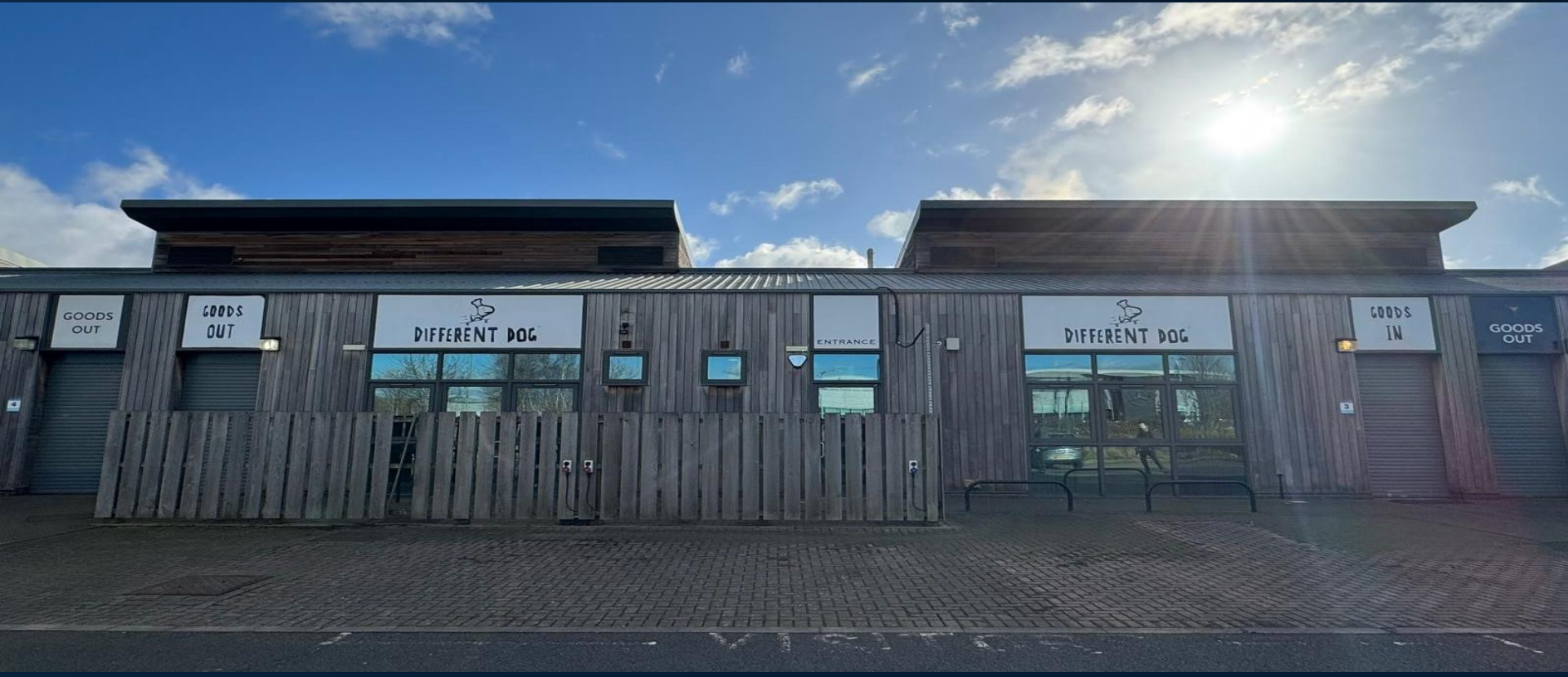


# TO LET



UNIT 3, FOOD ENTERPRISE CENTRE, 24 VANGUARD WAY, SHREWSBURY, SY1 3TG



# LOCATION



UNIT 3, FOOD ENTERPRISE CENTRE, 24 VANGUARD WAY, SHREWSBURY, SY1 3TG

24 VANGUARD WAY IS SITUATED WITHIN THE BATTLEFIELD ENTERPRISE PARK IN SHREWSBURY, SHROPSHIRE, SY1 3TG. THE AREA IS IN A WELL-ESTABLISHED BUSINESS HUB, HOSTING A VARIETY OF COMPANIES ACROSS DIFFERENT SECTORS.

THE AREA IS EASILY ACCESSIBLE VIA THE A49 ROAD, CONNECTING TO SHREWSBURY TOWN CENTRE AND THE WIDER SHROPSHIRE REGION. NEARBY AMENITIES INCLUDE RETAIL PARKS, RESTAURANTS AND OTHER BUSINESSES AND VISITORS.





# PHOTOS



UNIT 3, FOOD ENTERPRISE CENTRE, 24 VANGUARD WAY, SHREWSBURY, SY1 3TG



# DETAILS



UNIT 3, FOOD ENTERPRISE CENTRE, 24 VANGUARD WAY, SHREWSBURY, SY1 3TG

## DESCRIPTION

- PROMINENT LOCATION ON BATTLEFIELD ENTERPRISE PARK, SHREWSBURY
- TOTAL ACCOMMODATION – 3,000 SQ.FT
- WORK AREAS – 2,383 SQ.FT
- OFFICE – 188 SQ.FT
- STORES – 202 SQ.FT
- COLD STORE – 89 SQ.FT
- ROADSIDE FRONTAGE
- SUITABLE FOR FOOD PREPERATION AND STORAGE
- CLOSE TO AMENITIES

## LEGAL COSTS

- THE LANDLORD ASKS THE IN-GOING TENANT TO PAY £150 FOR THE LEGAL COSTS

## TERMS OF LEASE

- PREMISES AVAILABLE BY WAY OF A NEW LEASE FOR A TERM FROM 5 YEARS WITH A BREAK OPTION AFTER THE 3RD ANNIVERSARY OF THE LEASE

## RENTAL

- £28,800 PER ANNUM PLUS VAT. TENANT IS RESPONSIBLE FOR BUSINESS RATES, SERVICE CHARGE, UTILITIES AND OTHER OUTGOINGS

# ENQUIRIES



UNIT 3, FOOD ENTERPRISE CENTRE, 24 VANGUARD WAY, SHREWSBURY, SY1 3TG



**SUITE 1, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX**



**JORDAN@READPROPERTY.INFO**



**WWW.READPROPERTIES.CO.UK**



**01925 213987**



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