

Shropshire Food Enterprise Centre

Vanguard Way, Shrewsbury



Accommodation Specification

- 3 phase electrical supply to distribution board
- Gas supply to each unit
- Production area, walk in chiller, ambient store fitting out is food compliant.
- Mechanical ventilation
- Assistance on site
- Built to BREEAM 'Very Good' standard

Terms

- **Agreement :** Three years with a tenant's break clause. The security of tenure provisions of the Landlord and Tenant Act 1954 will be excluded from the lease.
- **Area :** 139.35Sq.m (1500sq.ft) or thereabouts.
- **Rent :** In the region of £10,000 per annum (exclusive of business rates) +VAT. Utilities are not included.
- **Deposit :** Refundable deposit equal to 3 month's rent.
- **Use :** The processing and manufacturing of food and drink products.
- **Repairs :** Tenant responsible for internal repairs, including Landlord's fixtures and fittings, door furniture, glazing and decoration but excluding the Landlord's air handling equipment.
- **Insurance :** Landlord will insure the building. Tenant responsible for contents insurance.
- **Business Rates :** You advised to contact the Business Team to discuss the amount payable.
- **Training :** The tenant will undertake a minimum period of training.

ESTATES

SERVICES

01743 251863

Viewing/further Information

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire SY2 6ND



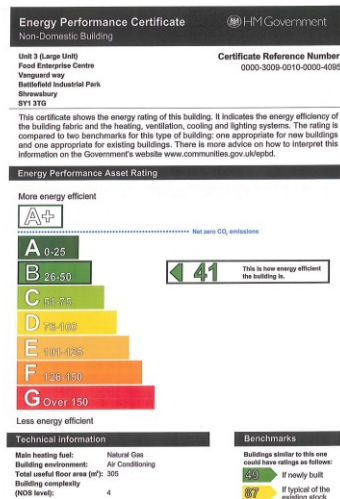
Contact Felicity Allan
Tel: 01743 254 956
Email felicity.allan@shropshire.gov.uk

For business rates information

Tel: 0345 678 9003
Email business.rates@shropshire.gov.uk

For food compliance and environmental health issues

Contact Alison Edwards
Tel: 01743 251863
Email alison.edwards@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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