

## Unit 7, Ellesmere Business Park, Oswestry Road, Ellesmere, SY12 0EW

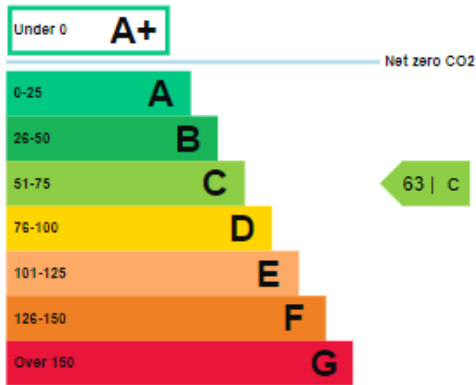
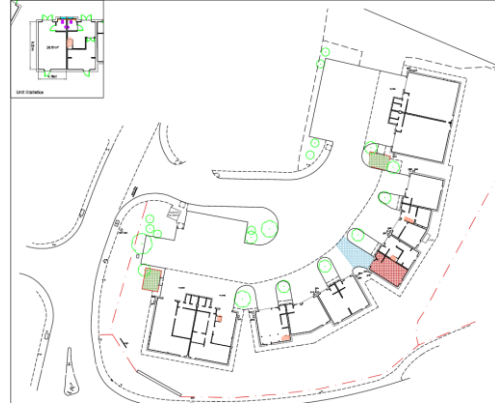


### Accommodation Specification:

- 3 phase electrical supply to distribution board
- Individually metered for water, electricity, and gas
- Telecom connection point

<b>Unit:</b>	Unit 7, Ellesmere Business Park, Oswestry Road, Ellesmere, SY12 0EW
<b>Agreement:</b>	Three years with three months break clause.
<b>Area:</b>	50 Sq m (500 sq ft) or thereabouts.
<b>Rent:</b>	£3,600 per annum (exclusive of VAT and business rates).
<b>Deposit:</b>	A refundable deposit equivalent to a minimum of three months' rent will be required.
<b>Use:</b>	B2, B8 or E(g).
<b>Repairs:</b>	Tenant responsible for internal repairs, decoration, and door furniture. Landlord responsible for external repairs and decoration.
<b>Insurance:</b>	Landlord will insure the building. Tenant responsible for insuring the contents.
<b>Business Rates:</b>	Tenants should obtain a specific quote from the business rates team.
<b>Costs:</b>	A contribution of £150 towards legal costs is required. There will be costs to change the signage at site of £108 plus VAT.



**EPC:****Site Plan:****Viewing/Further Information:**

**Contact Matt Hamer:**

**01743 252 493**

[Matt.Hamer@shropshire.gov.uk](mailto:Matt.Hamer@shropshire.gov.uk)

Estates  
The Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND

**For Business Rates Information:**

**0345 678 9002**

[business.rates@shropshire.gov.uk](mailto:business.rates@shropshire.gov.uk)

Shropshire Council  
Revenues & Benefits  
PO Box 4826  
Shrewsbury  
SY1 9LJ

**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.

