

## Unit 20, Maes Y Clawdd Enterprise Park, Maesbury Road Industrial Estate, Oswestry, SY10 8NN



### Accommodation Specification:

- 3 phase electrical supply to distribution board
- Individually metered for water, electricity, and gas
- External security light

<b>Unit:</b>	Unit 20, Maes Y Clawdd Enterprise Park, Maesbury Road Industrial Estate, Oswestry, SY10 8NN
<b>Agreement:</b>	Three years with 3 months break clause.
<b>Area:</b>	56 Sq m (600 sq ft) or thereabouts.
<b>Rent:</b>	£4,500 per annum (exclusive of VAT and business rates).
<b>Deposit:</b>	A refundable deposit equivalent to a minimum of 3 months' rent will be required.
<b>Use:</b>	B2, B8 or E(g)
<b>Repairs:</b>	Tenant responsible for internal repairs and decoration, 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 £50 plus VAT.



**Viewing/Further Information:**

Shropshire Council  
The Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND

Contact Matt Hamer

01743 252493

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

**For Business Rates Information:**

0345 678 9003

Email

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

**Site Plan:****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.

