

**TO LET**

# PHOENIXHOUSE

Stafford Drive | Battlefield Enterprise Park | Shrewsbury | Shropshire | SY1 3BF



[www.phoenixhouse-shrewsbury.co.uk](http://www.phoenixhouse-shrewsbury.co.uk)

# Substantial Modern Industrial Facility

c.80,400 sq ft inc. Mezzanine










# DESCRIPTION

Phoenix House offers a substantial modern industrial facility located in the heart of Shrewsbury's premier commercial area, Battlefield Enterprise Park.

The building extends to approximately 80,400 sq ft and provides open-plan warehouse space with 10m eaves height benefitting from dock level and level access loading doors. The property is suitable for a wide range of industrial and logistics uses and can accommodate large-scale operations with ease. The property benefits from 111 car parking spaces which includes 8 disabled. As well as ample service yard provision to the front and rear of the warehouse.



	10m eaves		3 Dock Level Doors
	Approximately 80,400 sq ft		4 Level Access Doors
	Suitable for a wide range of industrial and logistics		111 car parking spaces including 8 disabled
	Located in the heart of Shrewsbury's premier commercial area		

# LOCATION

Phoenix House is located in Shropshire's County Town of Shrewsbury, in the West Midlands.

The building is situated in Battlefield Enterprise Park, a well-established and strategically located business destination, with excellent connectivity. Stafford Drive provides direct access to the A49 and A5, offering seamless links to the West Midlands and Northwest.

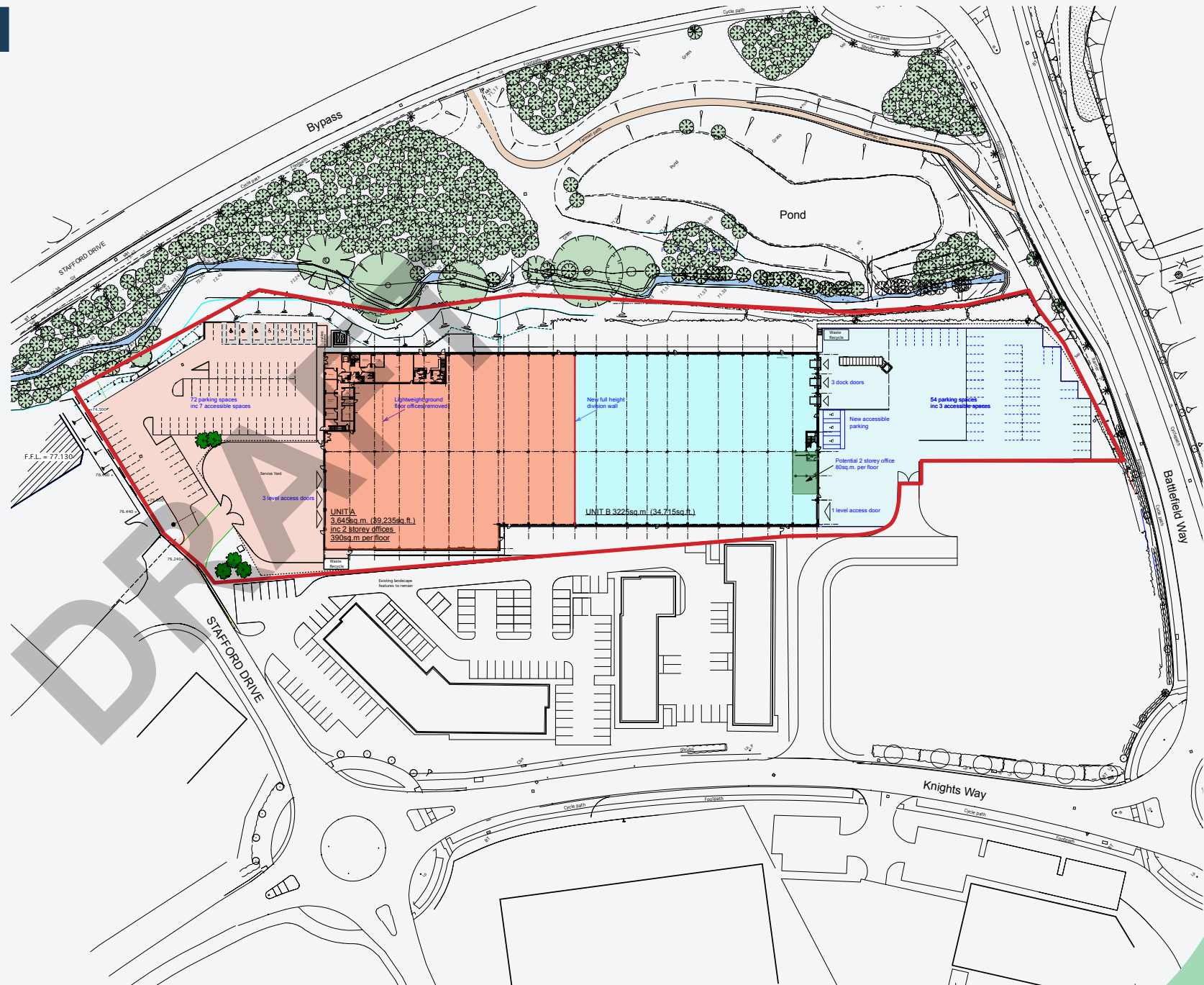


# ACCOMMODATION

The property comprises the following Gross Internal Areas.

AREA	SQ FT
Warehouse	65,500
Office	8,400
<b>Total</b>	<b>73,900</b>
Mezzanine	6,500
<b>Total inc Mezzanine</b>	<b>80,400</b>

Consideration will be given to splitting the unit, which can accommodate anything from 34,000 sq ft upwards.



## PLANNING

The property benefits from B1, B2 and B8 planning use. Interested parties are advised to make their own enquiries with the Local Planning Authority.

## RENT

Rent on application.

## LEASE TERMS

Available by way of a new lease on terms to be agreed. Consideration may be given to subdividing the space for the right occupier.

## VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## EPC

B

## BUSINESS RATES

The Tenant is to be responsible to pay their own business rates.

## SERVICES

We understand that mains electricity, water, gas and drainage are connected to the property. Services have not been tested by the agent.

## ANTI-MONEY LAUNDERING

Any potential tenant will be required to share relevant information to comply with anti-money laundering checks.





# PHOENIX HOUSE

## VIEWINGS

By appointment through Berrys.  
Please contact the agents listed  
below to arrange an appointment.

**Cameron Frazer**  
07710 965302  
cameron.frazer@berrys.uk.com

**Oliver Trumper**  
07901 256022  
oliver.trumper@berrys.uk.com

# BERRYS

**Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.  
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