



## Unit 5, Longden Road Industrial Estate Mercian Close, Shrewsbury, Shropshire, SY3 9EA

- End terraced industrial unit extending to approximately 1,000 sq ft (93 sq m)
- Internal single storey office block and WC facilities
- Small yard to the side and on-site car parking to the front
- Established business location close to Shrewsbury town centre



# Unit 5, Longden Road Shrewsbury

## LOCATION

Shrewsbury is the county town of Shropshire and is located approximately 9 miles east of the Welsh border. It serves as a cultural and commercial centre for the ceremonial county and a large area of mid-Wales.

The property itself is situated on Longden Road Industrial Estate, a small development of terraced industrial units just off Longden Road on Mercian Close. Longden Road connects directly to the A5 and in turn the A49, and Junction 7 of the M54 motorway lies approximately 11 miles to the east.

Nearby commercial users include Screwfix, Howdens and Huws Gray. Shrewsbury town centre and all its amenities are located only 0.5 miles away.

## DESCRIPTION

The property forms part of a terrace of five similarly sized units, which were constructed in the mid 1980's, Unit 5 being an end terrace unit.

Construction is based on a steel frame, having blockwork walls to a height of approximately 7ft with profile metal cladding above. The roof is pitched and incorporates 10% translucent light panels.

Internally, the unit offers workshop/warehouse space with internal single storey office block and WC facilities. The main warehouse area has roller shutter access, with a separate customer pedestrian access to the front.

Outside, there is a small yard area to the side of Unit 5 and on-site car parking immediately to the front.

## ACCOMMODATION

Gross Internal Area	1,000 sq ft	93 sq m
---------------------	-------------	---------

## SERVICES

We understand that mains electricity, gas and water are connected to the property. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

## PLANNING

Unit 5 has planning permission for uses falling under Use Class E(g), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own enquiries in this regard.



**Consumer Protection From Unfair Trading Regulations 2008:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



## TENURE

Leasehold: The property is available to let based on a new full repairing and insuring lease on terms to be agreed. Please contact the agent for further details.

## RENT

The asking rent is £9,000 per annum exclusive.

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND  
Tel: 0345 678 9000

## BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of Unit 5 in the upcoming 2026 Rating List will be £6,100.

## ENERGY PERFORMANCE CERTIFICATE

Unit 5 has an energy rating of D(96) valid until 17 July 2026.

## VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

A successful tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

## VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

Email: [alex@andrew-dixon.co.uk](mailto:alex@andrew-dixon.co.uk)

Ref: AGS/1095



Printcode: 2025122

## What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)