



RORY MACK

ASSOCIATES

**PHOENIX BANK BUSINESS PARK,
NEWPORT ROAD, MARKET
DRAYTON, SHROPSHIRE, TF9 1JT**

**TO LET
£55,000 PAX
MAY SELL**

- Prominent trade counter/warehouse with large car park
- NIA: 7,499 sq ft split over two buildings
- Steel portal framed unit with side roller shutter access
- Additional detached storage unit to rear
- EPC – Band B (48) & Band E (104)



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GENERAL DESCRIPTION

A trade counter/industrial unit of steel portal frame construction with pitched roof coverings plus an additional storage unit directly behind. The main building is set back slightly from Newport Road with car parking for over 20 cars, plus service yard area to the side and rear. The property would suit a number of different businesses to include trade counter, storage and distribution and light manufacturing. The main building briefly comprises a front reception/trade counter area with warehouse area behind together with welfare facilities and a mezzanine area providing office space. The separate storage unit comprises a large open plan storage space of 1,425 sq ft with an apex height of 16ft. The main building benefits from a uPVC frontage, manual roller shutter to side, 3 phase electricity and insulated roof.

LOCATION

Phoenix Bank is located a short walk from the town centre and is opposite Market Drayton Swimming and Fitness Centre. Market Drayton is 15 miles west of Newcastle-under-Lyme and 12 miles south east of Whitchurch. The unit is located directly off the A529, the main road leading out of the town.

SERVICES

We understand that mains water, drainage, gas and electricity is available. 3 phase electric is available in the main warehouse. No services have been tested by the agents.

VAT

The rent is subject to VAT.

EPCs

Unit A (TF9 2AA) - rear storage unit
104 (Band E)

Unit B (TF9 2AA) - main warehouse
48 (Band B)

BUSINESS RATES

The Silver Dome

Rateable Value: £7,900
Rates Payable: £3,412.80 pa (26/27)

Main Warehouse

The unit is currently split into multiple ratable values totaling £32,675 but this needs to be reassessed to create one ratable value.

TENURE

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed and with rent reviews every three years and with each party bearing their own legal costs associated with the lease.

ACCOMMODATION

Unit 1

Warehouse, front reception & WC's:	4,613 sq ft
Side storage:	684 sq ft
Side storage:	294 sq ft
Rear storage:	483 sq ft
Total GIA:	6,074 sq ft

Mezzanine unmeasured

Silver Dome

Total GIA:	1,425 sq ft
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Overall GIA:	7,499 sq ft
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ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

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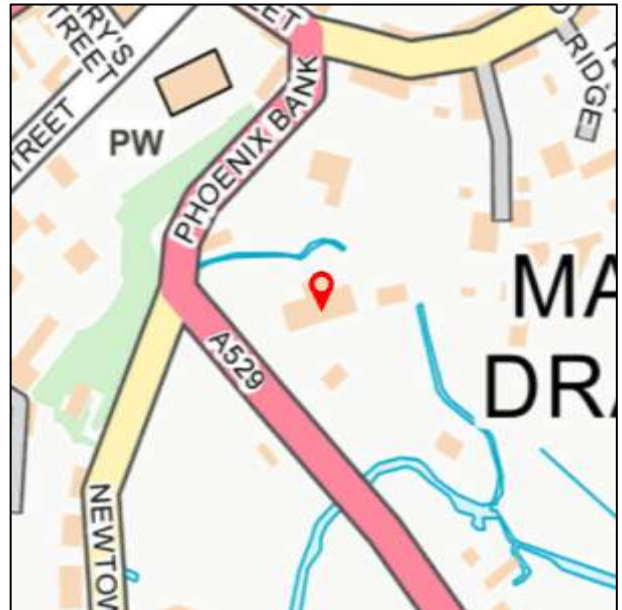
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements