



# BISHOP'S CASTLE BUSINESS PARK

part funded by the European Regional  
Development Fund



**European Union**

European Regional  
Development Fund

**FLEXIBLE COMMERCIAL UNITS**  
**FROM 2,000 - 15,000 SQFT**

**INVEST**  
**SHROPSHIRE**



# Why relocate your business to Bishop's Castle?

Unique opportunity to occupy brand new Commercial Units built to 'BREEAM Very Good' sustainability standards, available for business growth & expansion, located in one of the prettiest market towns in Shropshire.

Ability to customise Units for early occupiers.

Opportunity to apply for and access numerous grants & business support programmes in support of fit out of Units & purchase of new capital equipment to accelerate business growth.

A committed and loyal workforce living in close proximity to the Business Park, and a thriving business community.

Local Business Support partners – Enterprise South West (ESW) within the town and access to Marches Growth Hub.

Local Authority Landlord.

Offering a great quality of life within an Area of Outstanding Natural Beauty (AONB), the town itself has a vibrant community spirit with good local shops, schools and services including business support and resource facilities. There are direct road links to Shrewsbury and Ludlow and the wider area.



# The Detail

## Description

Portal steel framed.

Allocated parking and HGV turning points.

Electric vehicle charging points.

3.6-metre-high roller shutter doors.

Shell condition with the option to customise on a pre-let basis.

## Accommodation

Floors finished to a power coated concrete slab.

Blockwork finish walls.

Ceilings to the underside of aluminium.

Insulated roof panels including roof lights.

Fitting and fixtures to be undertaken by Tenant, including options for mezzanine floor and other flexibility.

## Rent

Available upon request

## Use Classes

B2, B8 and E (g) (i, ii & iii)

## Tenure

Available on a new lease on a mixture of terms.

## Service Charge

There will be a separate service charge towards the maintenance and repairs including grounds maintenance.

## Services

All units have access to mains power, drainage, and water.

All units will have fibre to the doorway, allowing for access to superfast broadband (speeds subject to internet service provider)

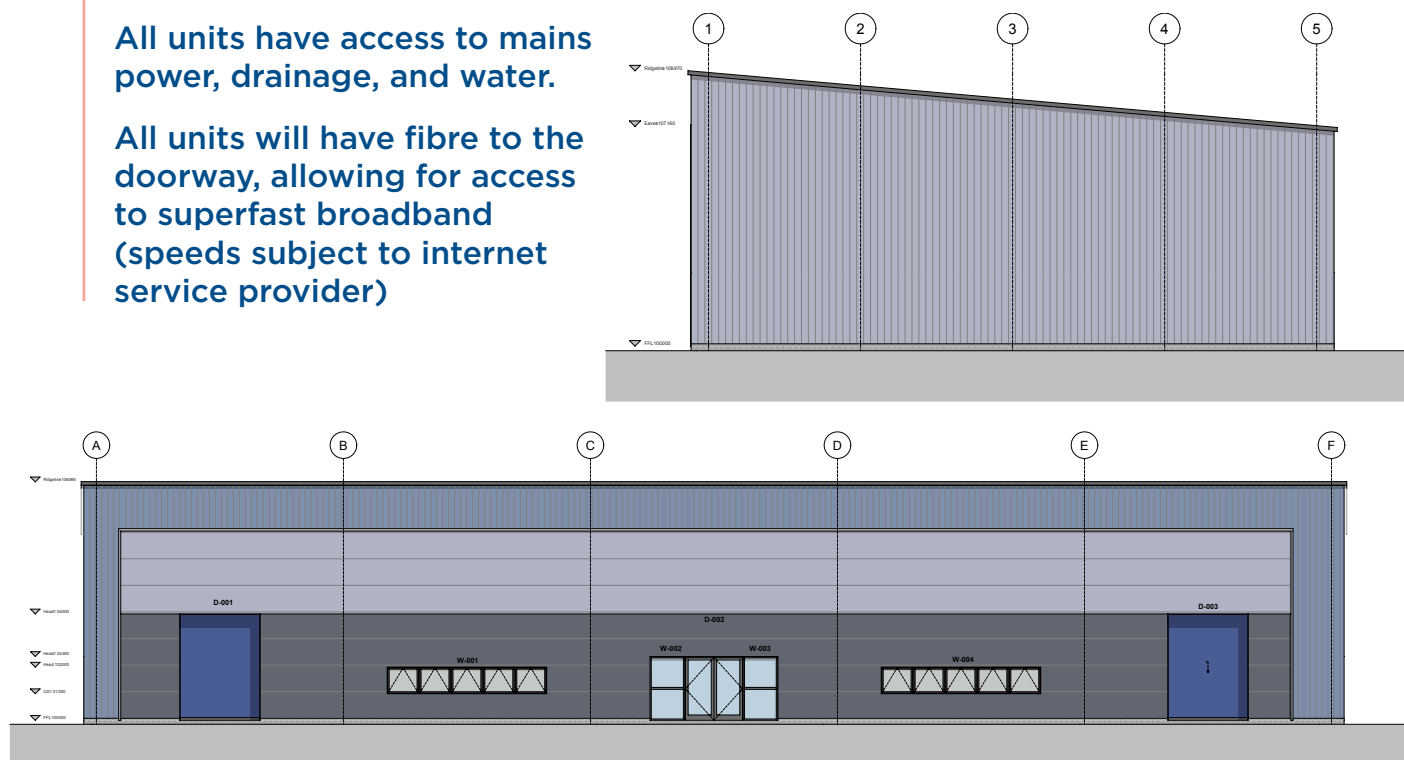
## VAT

Payable on rent and service charges

## Legal Costs

A contribution of in the region of £250 will be required.

A deposit equivalent to three months rent will be required prior to completion.



# Site Map & Artist Impressions



## Available Units



**ALL ENQUIRIES**  
 Shropshire Council Estates  
 01743 281082  
[estates@shropshire.gov.uk](mailto:estates@shropshire.gov.uk)

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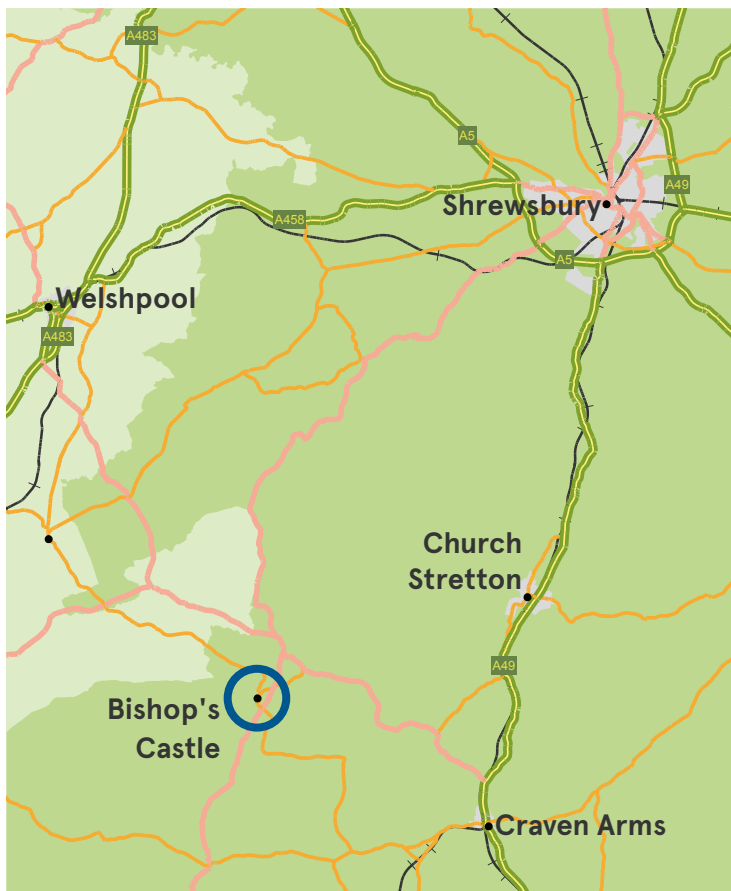
# Site Progress August 2022



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01743 281082  
[estates@shropshire.gov.uk](mailto:estates@shropshire.gov.uk)

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**Nearest Postcode to development: SY9 5DW**

22 miles to Shrewsbury  
16 miles to Welshpool  
10 miles to Craven Arms

# 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.

## Supported by:



## ALL ENQUIRIES

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