

TERN VALLEY BUSINESS PARK, MARKET DRAYTON, SHROPSHIRE

Sat Nav: TF9 3SQ

FOR SALE: COMMERCIAL/ BUSINESS UNITS FROM 100 SQ M (1,076 SQ FT)

ENTER >

TERN VALLEY

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Tern Valley Business Park Phase II is located on the southern approach to Market Drayton. Situated in north east Shropshire on the Shropshire/ Staffordshire border, Market Drayton offers a unique combination of rural life at the heart of the UK's economy. With a population of more than 12,000, Market Drayton is the third largest market town in Shropshire and is within easy reach of Shrewsbury, Telford, Stafford, Wrexham, Crewe and Nantwich.

At just 15 miles from the M6, Market Drayton has easy access to a range of major cities, including Birmingham, Manchester, Liverpool, Stoke and Chester. The town is within an hour's drive from four international airports, five world leading research intensive universities and a population catchment of more than 10 million people, all of this with none of the pollution, traffic or costs of a city. All this places Market Drayton in a prime business location without the hassle or costs of more urban areas.

As well as being a major population centre in Shropshire, the town is full of character and charm, making it an important tourist destination for Shropshire's 10 million estimated visitors. This combined with its strong enterprise culture, and stunning local amenities such as Hawkstone Park Golf Club (recently voted one of the best golf courses in the world) creates a truly desirable place to live, work and visit.

The town is home to a wide and vibrant range of businesses. Market Drayton is home to everything from small independent shops, micro-breweries, and food and drink manufacturers supplying national retail chains, to high-value precision manufacturing and research and design businesses. The town has also proved to be the perfect location for large and iconic brands such as Muller Dairy, which takes advantage of Market Drayton's vast rural hinterland to source 90% of all its milk within 30 miles.

The town is being transformed by several high-profile private sector development projects and ongoing investment by Shropshire Council which is revitalising the town centre. All this combines with Market Drayton's proximity to a multitude of tourism and leisure sites to offer an unrivalled potential for a harmonious work/ life balance. Market Drayton provides a fine example of how both businesses and public sector maximise opportunities.



THE OPPORTUNITY

Tern Valley is able to offer the following opportunities with further information available upon request from the selling agents or Shropshire Council:

1. Commercial Business Units that have been constructed
2. The opportunity of design and build offices/ business units specifically tailored to meet occupier requirements
3. The opportunity to acquire plots of land within the business park for parties to design/ build their own premises.

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LOCATION

The property forms part of the Tern Valley Business Park, on the outskirts of Market Drayton.

Located in the North East of Shropshire, Market Drayton is 19 miles (30.6 km) to the North of Shrewsbury, and 18 miles (29 km) to the West of Stoke-on-Trent. Wolverhampton is 30 miles (48.2 km) to the South.

The site is located just off the A53, to the South West of the Town Centre. The Muller UK headquarters is adjacent to the business park.

The A54 runs along the West and North sides of the town. To the West of the town it links with the Shrewsbury Road, which provides direct access to the centre of Market Drayton and runs parallel with the A54. Tern Valley is accessed from the Shrewsbury Road, with the main spine road running to the South of the Shrewsbury Road and continuing to the rear of the site.



19 miles (30.6km)
north of
Shrewsbury
30 miles (48.2km)
north west of
Wolverhampton



Direct rail services
from Shrewsbury to
Wolverhampton (40
minutes) Birmingham
New Street (55
minutes) and London
(105 minutes)



65 miles north
west of
Birmingham
International
Airport

DEMOGRAPHICS

The total population of Market Drayton is 11,773 (2011 census), which is an increase of 8.1% on the 2001 figure and indicates that the town is growing faster than the county average. 38.6% of residents own their own homes and 2.2% claim jobseeker's allowance, which is lower than the national average of 3.3%.

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DESCRIPTION

Phase One: **SOLD**

Phase Two comprises 15 units designed to compliment the sleek lines of Phase 1. These are of framework construction and clad in profile sheeting, each benefiting from an up and over door and forecourt car parking to the front of the units.



The accommodation will be arranged in two blocks. There will be one block of six double height units, each 100 sq m (1,076 sq ft), arranged as a configuration of three units, with a further three units sitting directly to the rear (No's 12-17). This gives ultimate flexibility, with several possibilities for combining any number of these. The double height runs throughout and can allow mezzanine accommodation if required, potentially doubling the floorspace.

The second block will comprise a terrace of nine units (No's 18-26) to the rear of the site. These will be 100 sq m (1,076 sq ft) each and will be single storey.

The industrial units have been carefully designed with flexibility in mind, allowing tenants to purchase as much space as required. The façades of the units can be customised, allowing for pedestrian or vehicle access or both.

The internal arrangement is undertaken once a tenant is in place and their requirements identified. The accommodation can allow complex, bespoke requirements and offers potential for future expansion for businesses experiencing rapid growth.

Each unit comes with designated car parking and the location benefits from fibre-optic broadband.

The units shown numbered 27-41 are available for purchase on a design and build basis at this time and will form part of Phase 2 of this development.

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TENURE

The units are available for purchase on 999 year leases at a peppercorn rent. There will be a service charge levied for the costs of maintenance of the common areas

PRICES

The prices of the units range from £100,000 (One Hundred Thousand Pounds). Further details from the selling agents upon request.

RATES

The premises are yet to be assessed for rating purposes. Further details are available from the agent upon request.

VAT

All prices and figures quoted in the details are exclusive of VAT. The units will be subject to the payment of VAT.

DESIGN AND BUILD

There is the opportunity for a design and build service via the developers within the Tern Valley business park. Further details are available upon request from the selling agents or the Council. The design and build opportunity is available for business units and offices. It is even possible for prospective parties to acquire land and to build their own units.

MORE INFORMATION

Please contact James Evans (james.evans@hallsgb.com) or Rebecca Welch (rebeccaw@hallsgb.com) on 01743 450700.

or

Richard Edwards 01743 281077 (richard.edwards@shropshire.gov.uk) or Chris Hill 01743 252273 (chris.hill@shropshire.gov.uk).

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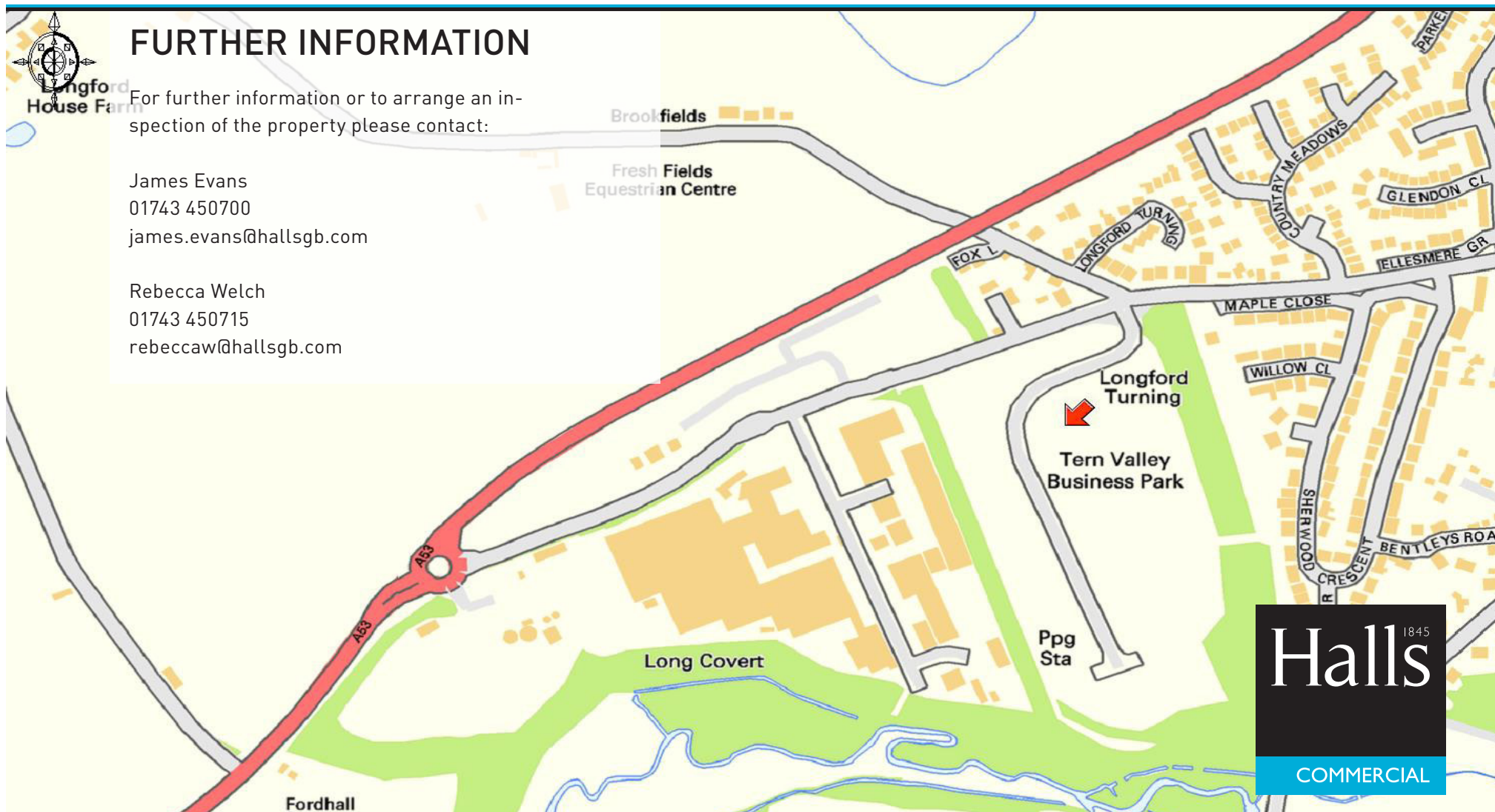


FURTHER INFORMATION

For further information or to arrange an inspection of the property please contact:

James Evans
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Halls 1845

COMMERCIAL

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