

TO LET



**UNIT 8, LOWER BARNS BUSINESS PARK,
LUDFORD, LUDLOW, SHROPSHIRE SY8 4DS
RENT £6,930 PER ANNUM**

**A RECENTLY REFURBISHED COMMERCIAL PREMISES
LOCATED JUST OUTSIDE THE HISTORIC MARKET TOWN OF
LUDLOW COMPRISING 165 SQ.M (1800 SQ.FT) WHICH
INCLUDES LARGE STORE/WORK AREA, OFFICE,
KITCHENETTE AND W/C WITH DISABLED FACILITIES.**

UNIT 8, LOWER BARNS BUSINESS PARK

Located 0.8 miles from the historic town of Ludlow, a thriving market town, today offering comprehensive facilities with a population of just over 10,000 and a catchment population of 25,000. Industries within Ludlow include precision engineering, cabinet making and the manufacture of agricultural machinery.

The historic town of Leominster is located 11 miles to the south and Hereford is located 23 miles also to the south. Regular bus services run to the popular residential areas on the outskirts, the centre of the town and to local villages, with regular train services running to Hereford and Shrewsbury.

THE PROPERTY

The property is located on Lower Barns Road just off the B4361 Overton Road, being the main access road into Ludlow off the A49 Hereford – Shrewsbury trunk road. The first 260 metres of the access road is shared with Ludlow Cattle Market with the remaining access road to the property being private.

The building is constructed from concrete block and plastic clad walls with a plastic corrugated roof with steel framing. uPVC double glazed windows and electric roller shutter door with a width of 4.57 metres (15 ft). Total internal area amounts to 165 m². Total eaves height measurement is 6.4m (21 ft).

Work/Store Area 18.5m x 8.9m (60.7" x 29'2")

With lighting, Benson heater, 3 phase electricity, 7 power points, electric roller shutter door to the front of the building and entrance doors to other rooms.

Kitchenette: 2.4m x 2.8m (7'9" x 9'2")

Sink unit with under cupboards.

Office: 4.7m x 2.8m (15'4" x 9'2")

Electricity points, carpet and store heater. Window to the front.

W/C Disabled facilities with w/c and wash basin.

SERVICES

Mains water and electricity and private drainage.

PARKING

There is a spacious car park of which Unit 8 has an allocation of 3 car park spaces.

SECURITY

The property benefits from CCTV and electric security gates.

LEASE DETAILS

Rent

£6,930 per annum payable quarterly in advance by Standing Order.

Deposit

3 months rent to be held for the duration of the term.

Term

By negotiation.

Repairs

Full repairing and insuring Lease.
Service Charge.

Service Charge

Currently at £0.20/sq ft.

LOCAL AUTHORITY CHARGES

To be confirmed.

VIEWING

By appointment only through the letting agent, **John Amos & Co** on **01568 61007**

CREDIT REFERENCES

Prospective tenants will be required to provide suitable financial references. The tenant will be responsible for payment of any charges incurred.

