







## A 3,383sq. ft industrial unit with mezzanine level available to rent.

**£23,681pa**

### Description

Unit 6B Mile Oak Industrial Estate is now vacant and available to rent. The unit offers versatile industrial space with a mezzanine level, ideal for storage or additional workspace. It features a full-height roller shutter door for easy access, concrete flooring and allocated parking directly to the front.

Internally, the unit includes two office spaces and a WC, making it suitable for a range of commercial and light industrial uses.

### Investment Opportunity

This unit is also available for sale, either individually or as part of a package with two other units on site. Please contact the agent for further details.

### Location

Oswestry is the largest market town in Shropshire, situated 15 miles south of Wrexham and 20 miles north west of Shrewsbury. The town is situated at the junction of the A5, A483 and A495 with the A5 providing direct access to the M54 and national motorway network.

## Services

Mains water, electricity and drainage  
Local Authority – Shropshire County Council  
Business rates: approximately £456pcm

## Viewings

Strictly through Roger Parry & Partners LLP only.

## Viewing and Further Information

For further information or to arrange a viewing, please contact the sole selling agents Roger Parry & Partners LLP. The agent accepts no liability for any injuries or damages which may occur by persons accessing the property or its grounds.

- **Industrial unit available to rent**
- **3,383sq. ft unit with mezzanine level**
- **Two internal office spaces & WC facilities**
- **Commercial roller shutter door**
- **Parking to the front**
- **Located on Mile Oak Industrial Estate in Oswestry**
- **Close to amenities**
- **AVAILABLE NOW**
- **INVESTMENT OPPORTUNITY**



**what3words**

went.socialite.neutron

## Viewing arrangements

Please contact:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, SY11 2SU

Or

Mercian House, 9 Darwin Court, Oxon Business Park,  
Shrewsbury, SY3 5AL

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