



To Let: Unit A, 15 Vanguard Way

Shrewsbury | Shropshire | SY1 3TG





Prominent Trade Counter Unit To Let – Prime Shrewsbury Location

Unit A, 15 Vanguard Way presents an excellent opportunity to lease a well-located trade counter unit in Shrewsbury's main commercial and trade area. With prominent frontage onto Vanguard Way, the property offers strong visibility and convenient access.

The end of terrace unit provides a Total Gross Internal Floor Area of approximately 3,783 sq ft (351.43 m²), plus a mezzanine with a Total Gross Internal Floor Area around 1,247 sq ft (115.84 m²). It benefits from a forecourt car parking area and a secure rear service yard. Suitable for a range of commercial or alternative uses, subject to statutory consents. Early viewing is highly recommended.

Unit A, 15 Vanguard Way

The property comprises a prominently positioned end-terrace trade counter/commercial unit, benefiting from a mezzanine floor over part of the space. It offers a high-quality trade counter environment incorporating office accommodation and welfare facilities, with a Total Gross Internal Floor Area of approximately 3,783 sq ft (351.43 m²).

Constructed of traditional steel portal frame with profile metal cladding and partial curtain wall glazing, the unit features an eaves height of approximately 6 metres and a 4.2 metre-wide roller shutter door to the rear elevation. A glazed frontage enhances visibility onto Vanguard Way. The property also benefits from the installation of solar panels (the landlord retains the feed-in tariff).

There is a mezzanine floor provides an additional Total Gross Internal Floor Area of Approximately 1,247 sq ft (115.84 m²) of Gross Internal Floor Area. Externally, there is a dedicated forecourt parking area to the front and a secure service yard to the rear.

The unit is suitable for a variety of commercial or alternative uses, subject to the necessary statutory consents. Viewing is strongly recommended to fully appreciate the quality and potential of the accommodation on offer.



Location

The property is prominently located on Vanguard Way within Battlefield Enterprise Park, Shrewsbury's leading trade counter and commercial area. It is surrounded by national and regional occupiers and offers excellent access to the town centre and wider transport links.

- Situated within Battlefield Enterprise Park, Shrewsbury's main commercial hub
- Surrounded by established occupiers including Toolstation, Capital Appliances, and Euro Car Parts
- Approximately 2 miles from Shrewsbury town centre
- Close to the A5/M54 link road, providing fast access to the national motorway network
- Good public transport connections via Shrewsbury railway station, with direct services to Birmingham, Manchester, and Cardiff
- Access to a large and skilled workforce; town catchment exceeds 470,000 within 45 minutes

Shrewsbury offers a thriving local economy, strong infrastructure, and excellent transport connectivity—making it an ideal location for a wide range of commercial uses.

 what3words - ///also.member.cooks



Accommodation

GROUND FLOOR

Total Gross Internal Floor Area | **3,783 ft sq** (351.43 m sq)

MEZZANINE FLOOR

Total Gross Internal Floor Area | **1,247 ft sq** (115.84 m sq)

OUTSIDE

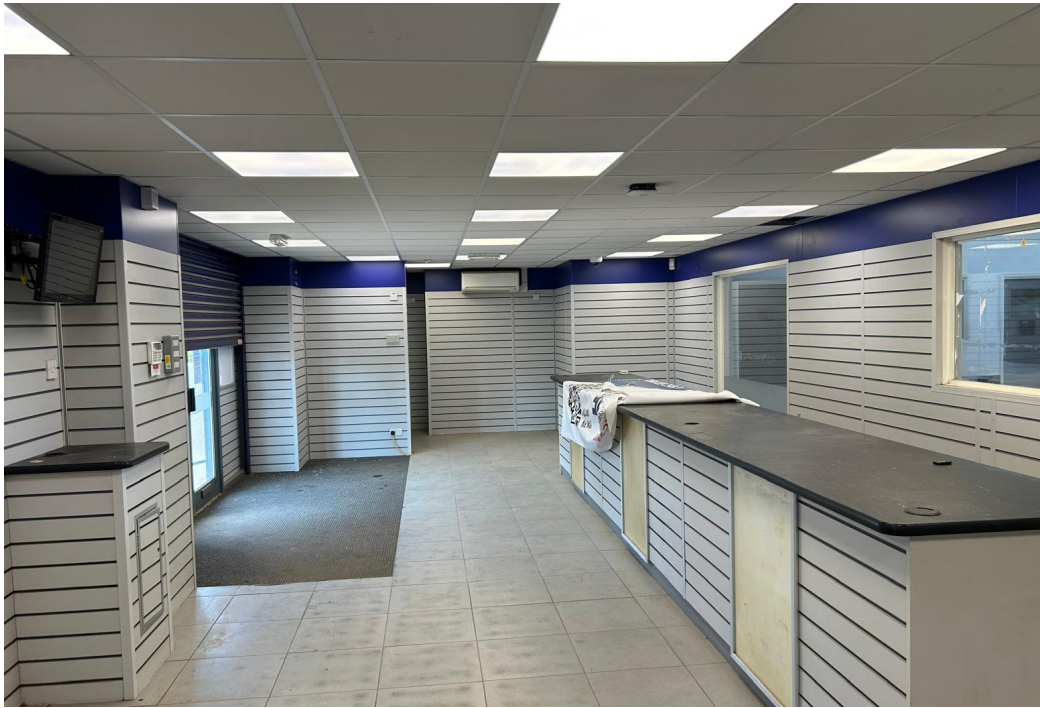
Car parking forecourt area

Secure Service yard area

TOTAL GROSS INTERNAL FLOOR AREA – 5,030 ft sq (467.3 m sq)

ALL MEASUREMENTS ARE APPROXIMATE





Key Details

Rateable Value

Current rateable value = £30,500

Rent

Rent of **£32,000 (thirty two thousand pounds)** per annum exclusive payable quarterly in advance by standing order.

VAT

It is understood that the property is elected for VAT. Therefore VAT will be payable on the rent of the property.

EPC

To order

Legal Costs

The incoming tenant is to be responsible for the landlords legal costs in respect of the granting of a lease.

Local Authority

Shropshire Council
The Guildhall, Frankwell Quay
Shrewsbury, SY3 8HQ



0345 678 9000



[SHROPSHIRE COUNCIL WEBSITE](#)

Tenure

The property is offered for let on a new Tenants Full Repairing and Insuring Lease for a length of term by negotiation. There will be upward only rent reviews at three yearly intervals.

There is a service charge levied for the maintenance of communal areas, further details from the letting agents upon request.

Services

The property is understood to benefit from mains gas, water, electricity and drainage.(Not tested)

There is solar panels to the property (the landlord retains the feed in tariff for the same).

Planning

The property is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order 1987 with a consent to use 30% of the property for retail use.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



Halls

Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

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Commercial Department



01743 450 700



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Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

