

# HAZLEDINE PARK

SHREWSBURY  
SY2 6QQ

## PROMINENT MIXED USE DEVELOPMENT

Adjacent to Bannatyne Health Club,  
Meole Brace Retail Park & Golf Club



IN EXCESS OF 45,000 VEHICLES PASSING  
**PLANNING APPROVED**  
PROMINENT ROAD SIDE LOCATION



# Location: Shrewsbury

The site is located to the south of Shrewsbury at the junction of Hazledine Way and Oteley Road which provides direct access onto the A5 and the wider Shrewsbury area.

The site is located 1.3 miles to the south of Shrewsbury Town Centre and is accessed from Hereford Road (A5112) which leads into the Town Centre to the north off the A5 and A49 to the south.

Shrewsbury connects to the M6 and motorway network via the M54. It is located 47 miles north west of Birmingham and 41 miles south of Chester.

The surrounding area comprises a mixture of residential, retail and leisure uses. It is situated immediately to the north of Meole Brace Retail Park providing retailers such as Argos, Boots, Currys, Carphone Warehouse, Halfords, McDonald's, Next, Pets at Home, Pizza Hut, Sports Direct, TK Maxx, Home Bargains, Costa, M&S Foodhall and Sainsbury's all acting as major footfall generators for this location.

Immediately adjoining the subject property is a Bannatyne Health Club and Meole Brace Golf Club.





HAZLEDINE PARK



**S,M,L**  
UNITS AVAILABLE

Spacious storefronts, paired with exterior spaces, enhance opportunities for all occupants to interact with their customers.



HAZLEDINE PARK

Layout Plans

ACCOMMODATION

DT1            Let            Starbucks

DT2            Let            KFC

GROUND FLOOR

Unit 1            1,442 sqft            U/O

Unit 2            1,485 sqft            U/O

Unit 3            Let            Indigo Sun

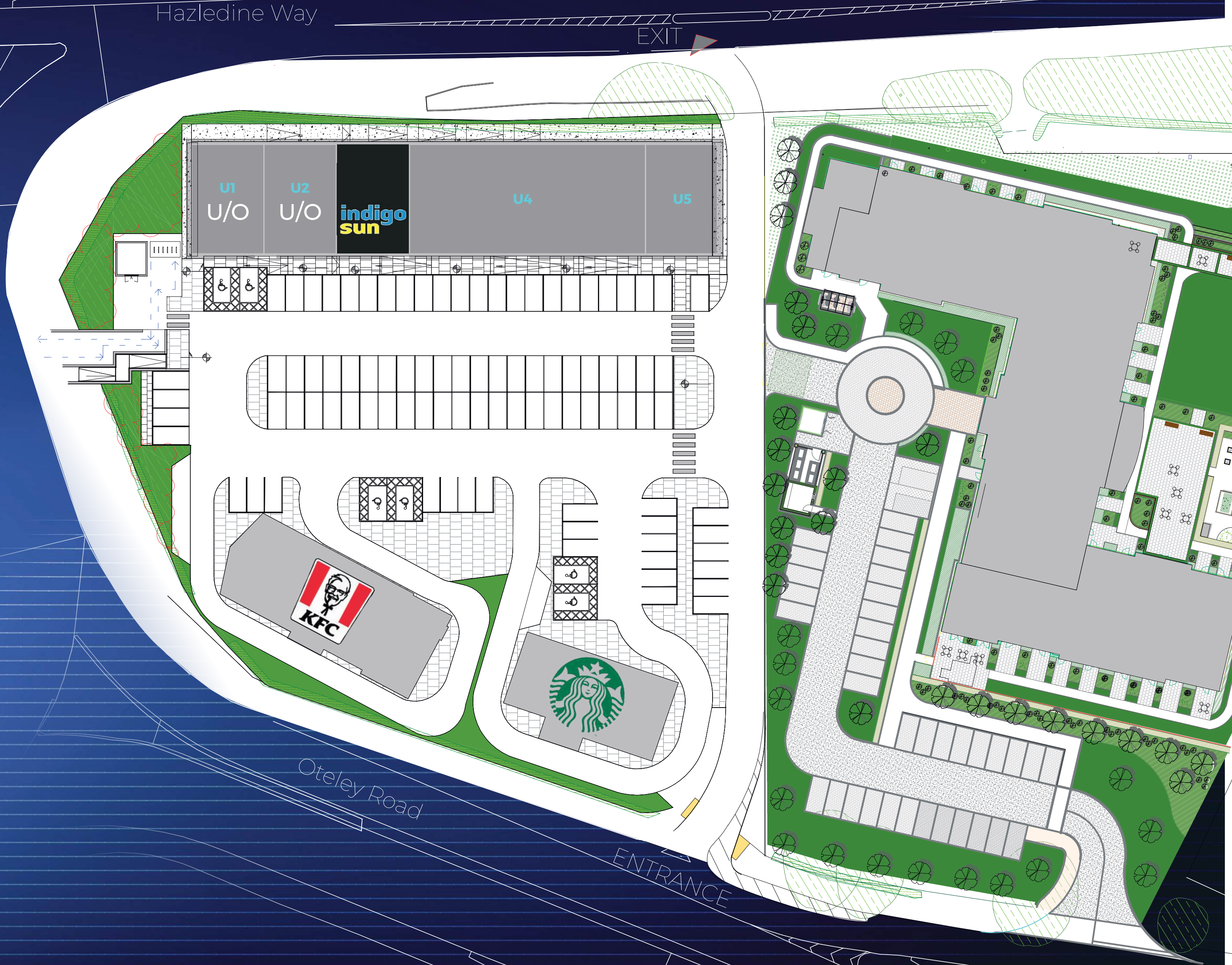
Unit 4            4,887 sqft            Available

Unit 5            1,496 sqft            Available

Units capable of sub-division with a variety of uses considered.

The prominent development will consist of a KFC, Starbucks, Indigo Sun and 4 additional units, which will be accessed off Oteley Road with in excess of 100 shared car parking spaces.

The units will be built to a developers specification benefiting from excellent visibility, open plan space, excellent natural light and potential for outside seating.





# Information

SCHEME

- Mixed use Class E
- 100+ car parking spaces on site
- Pre let to KFC, Starbucks and Indigo Sun

PLANNING

- Planning Granted

TIMING

- Construction Q3 2025
- Practical Completion Q3 2026

CAR PARKING

- Scheme parking (100+ spaces)
- 2000+ parking within 5 min walk

SPECIFICATION

- Full landlords specification available on request

LEASE TERMS

- New full repairing & insuring leases for a term of 25 years
- 5 yearly upward only rent reviews

RENT

- Upon Application

WHAT THREE WORDS

- shells.spices.owner



Further Details:



**James Swash**  
james@michaeltromans.co.uk  
01902425646



**James Evans**  
James.evans@hallsgb.com  
commercialmarketing@hallsgb.com  
07792 222 028  
01743 450 700



A development by  
**Cordwell Leisure Developments (Shrewsbury) Ltd**  
on behalf of Shropshire Council