



Ground Floor, Ashwood House,
The Professional Quarter, Shrewsbury Business Park,
Shrewsbury, SY2 6LG

Rent: £11,950 per annum – Rent Free Period Available

To Let

Subject to contract



High quality ground floor offices within a modern building.
Comfort cooling, raised access floors and 4 car parking spaces.

Shropshire's Premier office location.

Area: 97.33 sq m (1,048 sq ft)

3 Barker Street Shrewsbury SY1 1QF

01743 276666 Fax 01743 233899 www.cgpooks.co.uk commercial@cgpooks.co.uk

DESCRIPTION

The offices comprise a ground floor suite within a modern, semi-detached two storey building offering well appointed, easily manageable accommodation suitable for a range of commercial office users. Features include carpets, raised access floors, comfort cooling, etc. with external car parking and landscaping.

SITUATION

The property is located in an established position within the Park amongst a range of other office buildings, with occupiers including solicitors, chartered surveyors, financial advisers, West Mercia Police Authority and other professional and institutional concerns. The Holiday Inn Express Hotel is in close proximity, with other features including convenience store, children's day nursery and bus stops also nearby. There is a regular bus service to Shrewsbury town centre during normal working hours. Shrewsbury Business Park is the County's premier office location, adjacent to the A5 trunk road about 3 miles from Shrewsbury town centre. Social and conference facilities are available at Bannatyne Fitness and Shrewsbury Town Football Club, about 1 mile distant at Oteley Road, with Meole Brace Retail Park also to hand. Shrewsbury is the county town and principal administrative centre for Shropshire with a borough population of about 90,000 and a significant catchment extending into Mid Wales of around 200,000 people.

ACCOMMODATION *(All measurements in accordance with International Property Measurement Standards 3 - Offices)*

Ground Floor

Shared Entrance Hall with Male /Female WC. Lift and stairs access to first floor

Offices 97.33 sq m (1,048 sq ft)

Kitchenette

Outside

4 parking spaces. Cycle parking. Bin store. Landscaping.

TENURE

The offices are to let by way of a subletting to expire in February 2020, on a tenant's apportioned full repairing and insuring basis. Alternatively a new lease may be considered. Lease is to be outside the security of tenure provisions of the Landlord & Tenant Act, 1954. There is a service charge of approximately £750 - £1,000 per annum to cover the costs of buildings insurance, fire safety, repairs/maintenance of common areas etc and the Shrewsbury Business Park Management charges.

SERVICES

All main services are available, subject to connection charges by the utility companies. Water, drainage and electricity are installed. Comfort cooling/heating system. LG7 lighting.

COSTS

Each side to pay their own legal and surveyors' costs in respect of the transaction. The incoming tenant to pay the landlords' reasonable professional fees for approving the assignment/ letting.

FIXTURES AND FITTINGS

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from the letting.

TOWN PLANNING

The property has an established use as offices within the Class B1 of the Town & Country Planning Act (Use Classes) Order 1987. Other uses, e.g. medical/educational, may be suitable subject to planning and other consents.

LOCAL AUTHORITY

Shropshire Council

The Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

0345 678 9000

RATING ASSESSMENT (2017 List)

Rateable Value: £11,500

Rates Payable 2018/2019: £5,520 pa

*The rateable occupier may qualify for up to 100% Small Business Relief, contact Cooper Green Pooks for more information. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

VAT

All rents and any prices mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. Please note that the landlord have elected to charge VAT on the rent.

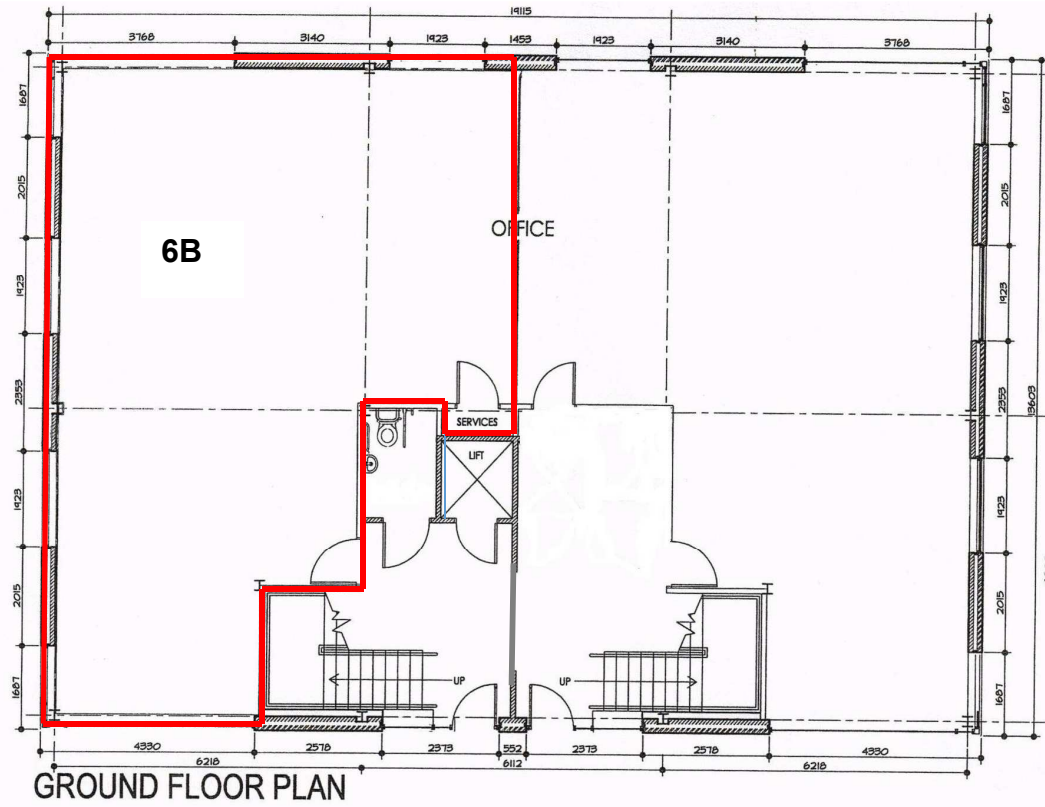
EPC

Energy Performance Rating: C

VIEWING

By arrangement with Cooper Green Pooks – ask for Alessio Dyfnallt or Charles Howell 01743 276 666

LEASE PLAN



Business Park



SHREWSBURY BUSINESS PARK