



To Let: First Floor Office/Business Space, Lancaster House

Lancaster Road | Shrewsbury | SY1 3LG





To Let – Versatile First Floor Business Space in a Prominent Commercial Location

With a Total Net Internal Area of 2,605.78 sq ft (242 sq m), this recently refurbished first-floor office suite offers a flexible working environment suitable for a wide range of business uses, subject to statutory consents. The space has been thoughtfully modernised, creating an efficient setting for teams seeking quality accommodation in a professional setting.

Situated in a prominent position fronting Lancaster Road, the property benefits from excellent visibility within an established commercial area. With eight dedicated car parking spaces, it offers strong convenience for staff and visitors alike, making it an attractive choice for businesses looking to establish or expand their presence in a well-connected location.

First Floor, Lancaster House

The property comprises part of a detached two-storey mixed-use building known as Lancaster House. The available accommodation is a self-contained first-floor office suite providing a Net Internal Area of approximately 2,605.78 sq ft (242 sq m), accessed via a dedicated ground-floor entrance.

The suite benefits from its own separate lockable and alarmed access, with CCTV in operation across the site, providing enhanced security for occupiers. The accommodation has been recently decorated and benefits from newly fitted carpets throughout.

Internally, the space is arranged to provide seven individual offices, welfare facilities and a fitted kitchen, with access via an attractive glazed atrium to the front elevation.

Externally, the property benefits from eight allocated car parking spaces situated to the front of the building.



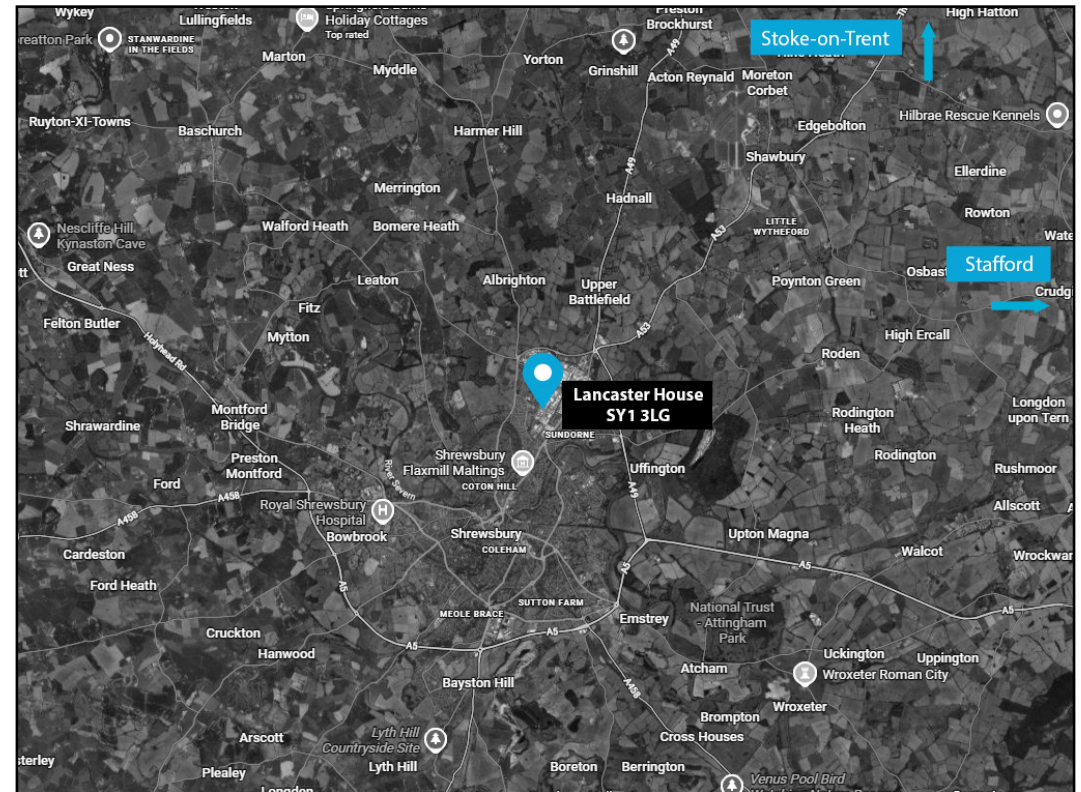
Location

The property occupies a prominent position on Lancaster Road within a well-established commercial and industrial area, approximately 2 miles north of Shrewsbury town centre and just 1 mile from the A5 Bypass. Nearby occupiers include Express Car Valeting Centre, M&B Motor Services and Royal Mail, contributing to a strong and active business environment.

Key Location Highlights

- **Excellent Transport Links:** Immediate access to the A5 and M54, connecting to the national motorway network.
- **Strong Connectivity:** Shrewsbury is a key rail hub with regular services to Birmingham, Manchester and Wales.
- **Diverse Economy:** The county town supports sectors including manufacturing, technology, retail and public administration.
- **Tourism Strength:** A major visitor destination with a vibrant heritage, events calendar and riverside attractions.
- **Established Services:** Hosts key administrative functions, a university presence and a broad retail and leisure offer.

This Lancaster Road location combines excellent road and rail links, a diverse economic base and access to an extensive catchment population. With strong surrounding businesses and Shrewsbury's role as a thriving administrative and tourist centre, the property offers a well-connected setting.



Accommodation

SEVEN PRIVATE OFFICES – FLEXIBLE, READY-TO-OCCUPY WORKSPACES

MODERN STAFF WELFARE AREA – DESIGNED FOR COMFORT AND CONVENIENCE

FULLY FITTED KITCHENETTE – PERFECT FOR BREAKS AND REFRESHMENTS

MALE AND FEMALE TOILETS – WELL-MAINTAINED FACILITIES

AMPLE FITTED STORAGE – CUPBOARDS IN MULTIPLE OFFICES FOR EASY ORGANISATION

ALLOCATED CAR PARKING – CONVENIENT SPACES FOR STAFF AND VISITORS

TOTAL NET INTERNAL AREA

2,605.78 sq ft | 242 m

ALL MEASUREMENTS ARE APPROXIMATE



Key Details

Rateable Value

To be assessed

Rent

£17,000 (Seventeen Thousand Pounds) rent per annum.

EPC

Current Rating = B

Legal Costs

The incoming tenant is to be responsible for the landlords' legal fees.

Local Authority

Shropshire Council

The Guildhall, Frankwell Quay

Shrewsbury, SY3 8HQ



0345 678 9000



www.next.shropshire.gov.uk

Services

(Not tested at the time of our inspection).

The property is understood to benefit from mains water, electricity and drainage are connected to the property. Bills such as heating, water and building insurance will be included tenant must pay for their electricity usage, which is metered separately.

Planning

The prospective tenants to make their own enquiries. The premises are understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987.

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Halls

PLUMBING

HEATING

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

James Evans



07792 222 028



james.evans@halls.gb.com

Simon Cullup-Smith



07999 595 885



simon.cullupsmith@halls.gb.com

Commercial Department



01743 450 700



PLUMBING & HEATING SUPPLIES
commercialmarketing@halls.gb.com

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

