



To Let: The Maltings, 59 Lythwood Road

Bayston Hill | Shrewsbury | SY3 0NA





Welcome to The Maltings – High-Quality Office Premises with Car Parking in Bayston Hill Available to Let

The Maltings provides an excellent opportunity to secure, versatile office accommodation set within an attractive and well-connected courtyard location. Offering a professional working environment, these premises provide the ideal base for organisations seeking good connectivity.

Arranged over two floors and extending to a Total Internal Floor Area of Approximately 2,348 sq ft (218.11 sq m). The property benefits from nine designated on-site parking spaces, and is available to let for £17,000 per annum (exclusive).

The Maltings

The property comprises of two storey semi-detached property that provides attractive offices and ancillary accommodation and welfare facilities. The property has the benefit of air conditioning and a viewing of the property is strongly recommended to understand the quality of the offices.

The office accommodation provides a Total Net Internal Floor Area of approximately 2,348 ft sq (218.11 m sq) arranged over the two floors with welfare facilities.

The property is of traditional brick construction under a concrete tiled roof cover. The windows are timber double glazed fitments.

The property has 9 designated car parking spaces within the car parking area.

The car park is accessed from Lythwood Road via the shared site access.

Available for occupation from May 2026.



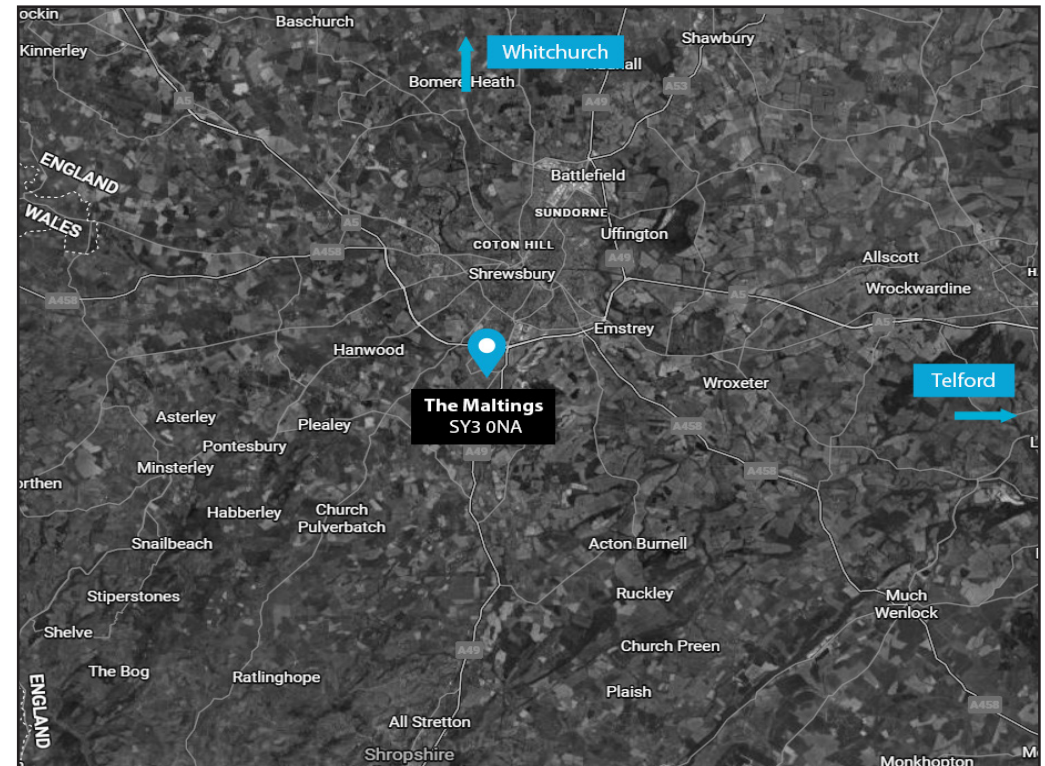
Location

The property is situated just off Lythwood Road in the popular satellite village of Bayston Hill, approximately 3 miles south of Shrewsbury town centre. Forming part of a small office complex accessed via a shared entrance, it sits within a predominantly residential setting while remaining close to a wide range of local amenities and good connectivity.

Key Location Highlights

- Positioned on the south side of Lythwood Road in Bayston Hill and approximately 3 miles south of Shrewsbury town centre.
- Easy access to the A49, the main route between Shrewsbury and Hereford.
- Bayston Hill population: 5,079 (2011 Census) and Shrewsbury population: approx. 76,782 (2021 Census) with extensive catchment.
- Strong regional connectivity via the A5, A49, A53, A458, A488, A5191 and A5064.
- Rail links from Shrewsbury to Chester, Manchester, Crewe, Wrexham, Hereford, Cardiff, Aberystwyth and Birmingham International.

Bayston Hill offers an established village setting with excellent transport connections, while nearby Shrewsbury provides the full benefits of a major administrative, commercial and transport hub. The location delivers an attractive balance of accessibility, amenities and a strong surrounding population base.



Accommodation

TOTAL NET INTERNAL FLOOR AREA:

GROUND FLOOR

OFFICES | **105.29 m sq** (1,133 ft sq)

TOILETS

FIRST FLOOR

OFFICES | **112.84 m sq** (1,215 ft sq)

OUTSIDE

9 CAR PARKING SPACES

ALL MEASUREMENTS ARE APPROXIMATE



Key Details

Rateable Value

Offices and Premises = £10,500 per year

Rent

£17,000 (seventeen thousand pounds) per annum (exclusive) to be paid quarterly in advance by standing order.

VAT

The property is not elected for VAT.

EPC

We have had sight of an EPC for the, Rear Ground Floor and First Floor Office Suites The Maltings, 59 Lythwood Road, Bayston Hill, Shrewsbury, SY3 0NA. The most recent assessment (ref 9804-3036-0130-0201-6291) was undertaken on 16th June 2017 and gives the property a rating of C70.

Legal Costs

Each party is to be responsible for the legal costs incurred in respect of the granting of the lease.

Local Authority

Shropshire Council

The Guildhall, Frankwell Quay

Shrewsbury, SY3 8HQ



0345 678 9000



www.shropshire.gov.uk

Services

The property is known to have central heating (gas fired), air conditioning and mains water, foul and surface water drainage, gas, electricity and broadband.

Prospective tenants to rely on their own enquiries for additional details.

Planning

We have established that the subject property lies within the administrative jurisdiction of Shropshire Council.

The subject property is in use as offices at the time of inspection, which falls within Use Class E of the Town and Country Use Classes Order 1987. The offices would lend themselves to a variety of potential offices and commercial uses.


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Halls


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

 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

