



**To Let - Suite B, Mercury House, Shrewsbury Business Park**

**Sitka Drive | Shrewsbury | SY2 6LG**





### To Let - Flexible Ground Floor Office Suite Now Available at Shrewsbury Business Park

Suite B, Mercury House offers attractive and versatile ground floor office accommodation within a prominently positioned modern three-storey office building at Shrewsbury Business Park. The suite provides high-quality, professional workspace suitable for a range of occupiers seeking a well-located business environment.

Extending to a Total Net Internal Floor Area of Approximately 2,000 sq ft. The accommodation comprises three spacious, well-proportioned office rooms, each with its own individual access door plus an additional private office or meeting room, together with a separate kitchen/staff room. Suite B is available at an asking rent of £20,000 per annum.

## Suite B, Mercury House

The property offers high-quality and flexible ground floor office accommodation within a prominently positioned modern three-storey office building. The space is well presented and has been recently redecorated throughout.

The accommodation is arranged to provide an entrance lobby leading to three large, well-proportioned office rooms, each accessed via their own door. Off the central office is a separate office or meeting room, along with a separate kitchen/staff room discreetly positioned to the rear.

The offices benefit from excellent natural light, creating a bright and airy working environment that is both comfortable and professional.

Access is via the communal front entrance, with shared WC facilities located within the common lobby areas. The property also benefits from six allocated parking spaces to the front of the building.



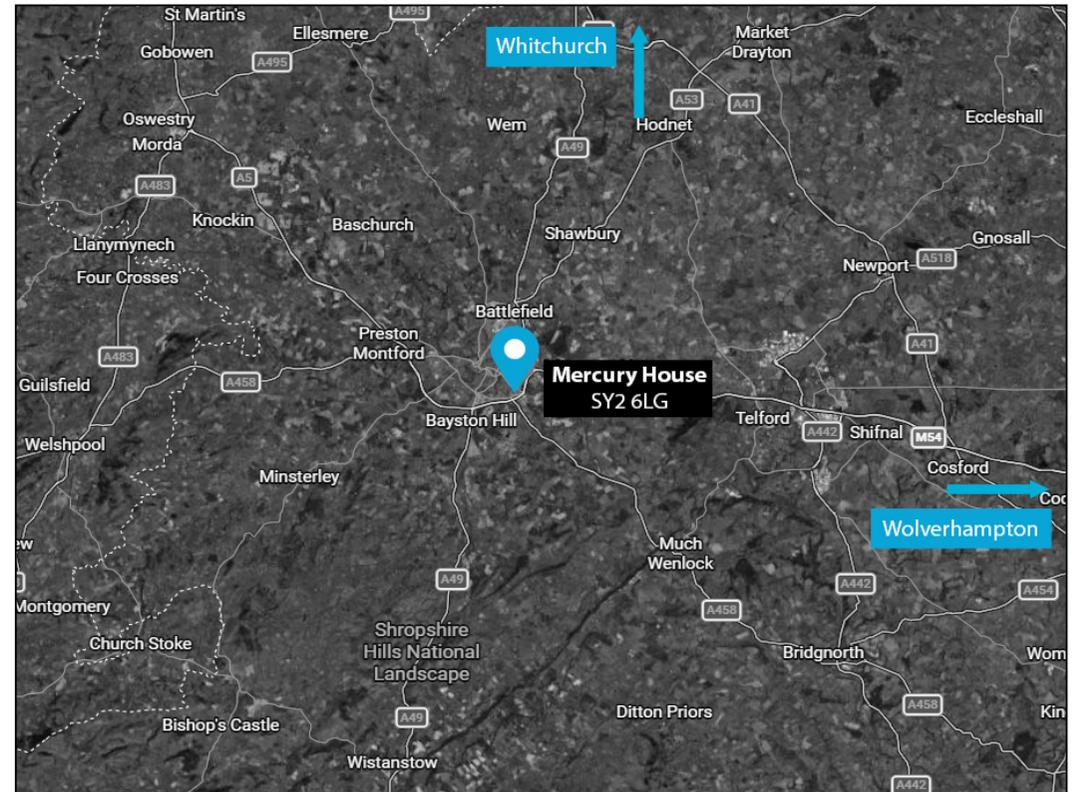
# Location

Mercury House is located within the Creative Quarter of Shrewsbury Business Park, widely regarded as the county's premier office destination. The park is home to a strong mix of professional and corporate occupiers, including solicitors, land agents, environmental consultants and other office-based businesses, creating a well-established and supportive commercial environment.

## Key Location Highlights

- On-site amenities including estate management, CCTV security, barrier-controlled car parking, children's day nursery and hotel/restaurant facilities.
- Regular bus service linking the Business Park with Shrewsbury town centre at approximately 15-minute intervals during the working day.
- Excellent road connectivity with immediate access to the A5 trunk road and fast onward links to the M54 motorway network.
- Approximately 2 miles from Shrewsbury town centre, offering full retail, leisure and banking amenities.
- Around 12 miles from Telford, one of the region's principal commercial and industrial centres.

Shrewsbury Business Park provides a highly accessible, secure and amenity-rich working environment, making it an attractive base for regional and national occupiers alike. Its strategic road links, regular public transport connections and strong surrounding business community reinforce Mercury House as a prime office location within the wider Shropshire market.



# Accommodation



**TOTAL NET INTERNAL FLOOR AREA – 2,000 SQ FT | 185.79 SQ M**

**OUTSIDE**

**SIX ALLOCATED PARKING SPACES**



*ALL MEASUREMENTS ARE APPROXIMATE*



# Key Details

## Rateable Value

Office 1, Suite B = £2,350

Office 2, Suite B = £10,750

## Rent

Available for an asking rent of £20,000 (Twenty Thousand Pounds) per annum. Enquiries welcome.

## VAT

The property is suspected to be elected for VAT therefore VAT is payable.

## EPC

Current Rating = B

## Tenure

The offices are available to let on full repairing and insuring terms, subject to a service charge. Further details are available from the agent upon request.

## Local Authority

Shropshire Council  
Guildhall, Frankwell Quay  
Shrewsbury, SY3 8FT

 0345 678 9000

 [www.shropshire.gov.uk](http://www.shropshire.gov.uk)

## Services

The property is understood to benefit from all main services, with utility costs payable by the tenant.

## Planning

Offices falling within Use Class E of the Town and Country Use Classes Order 1987.

The offices would lend themselves to a variety of uses subject to statutory consents.

## Legal Costs

Each party to bear their own legal costs.

## Service Charge

Suite B = £3,343.29 per annum

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 letting agents.  
For more information or to arrange a viewing please contact:

James Evans

 07792 222 028

 james.evans@hallsgb.com

Simon Cullup-Smith

 07999 595 885

 simon.cullupsmith@hallsgb.com

Commercial Department

 01743 450 700

 commercialmarketing@hallsgb.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

