



To Let: Suite 3 Sterling House, Sitka Drive

Shrewsbury | Shropshire | SY2 6LG





Versatile First-Floor Office/Clinic Space To Let in Strategic Shrewsbury Location

Suite 3 offers high-quality first-floor accommodation within a prominent and modern office building at Shrewsbury Business Park. Currently arranged as a clinic, the space extends to approximately 1,500 sq ft (139.34 m²) and is ideal for medical, clinical or general office use. The building benefits from lift access, making it suitable for a wide range of occupiers.

Set in a great office/business park in Shropshire, this modern office is available at a rent of £22,500 per annum exclusive. Early viewing is highly recommended to appreciate the flexibility and quality of the space.

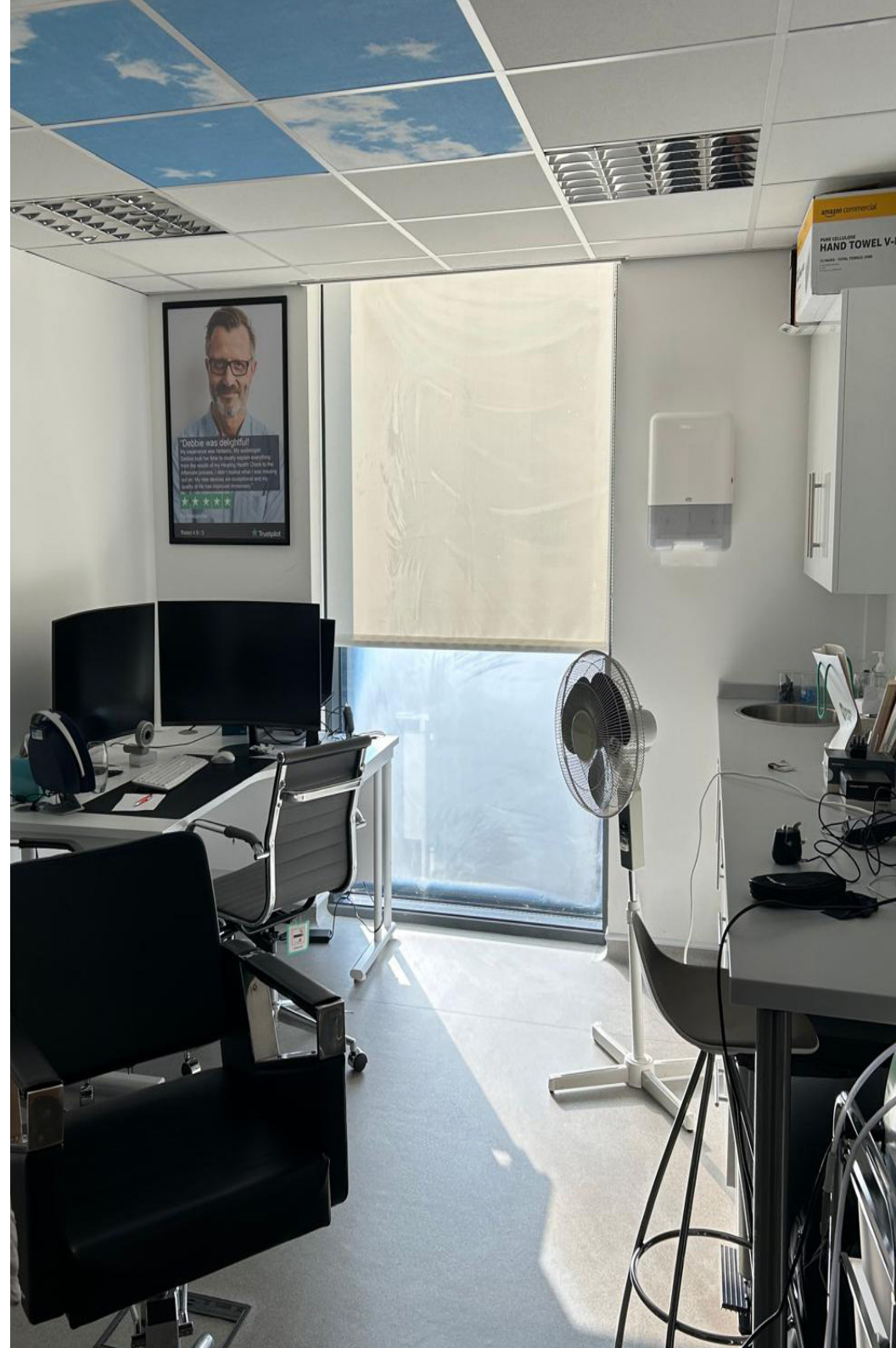
Suite 3, Sterling House

The property comprises a first-floor office suite currently arranged as a high-quality clinic, featuring five consulting rooms along with dedicated toilet and welfare facilities. Ideally suited for medical or clinical use, the layout also offers flexibility to be reconfigured for general office purposes.

The suite forms part of Sterling House, a well positioned three-storey, multi-let office building equipped with lift access and communal facilities.

The office provides a Net Internal Floor Area of approximately 1,500 sq ft (139.34 m²), benefits from air conditioning throughout, and includes four designated car parking spaces with potential for additional double parking if required.

An inspection is strongly recommended to fully appreciate the quality and potential of the accommodation.



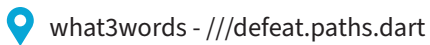
Location

The office suite is located within Sterling House, a prestigious office building situated on Sitka Drive at the heart of Shrewsbury Business Park, the town's premier office location. This 30-acre, well-established business community is positioned on the eastern edge of Shrewsbury, adjacent to the A5 trunk road, offering excellent regional connectivity. The area is home to a range of high-profile occupiers, providing a thriving, professional environment for businesses of all sizes.

Key Location Highlights;

- Situated approximately 2 miles from Shrewsbury town centre and 12 miles from Telford
- Excellent access to the A5 and wider road network, linking to the M54 and national motorway system
- Major occupiers include Shropshire Council, NHS and various legal, financial, and professional service firms
- Around 1,250 people currently employed at Shrewsbury Business Park

Shrewsbury itself is the county town of Shropshire and a key economic hub in the region, offering strong transport links, a skilled workforce and a growing economy. Shrewsbury Business Park continues to attract investment and remains a sought-after destination for professional and corporate occupiers.



Accommodation

Floor Plan - First Floor

FIRST FLOOR

(Current arrangement)

RECEPTION AREA

FIVE CONSULTING ROOMS

TOILETS

STAFFROOM

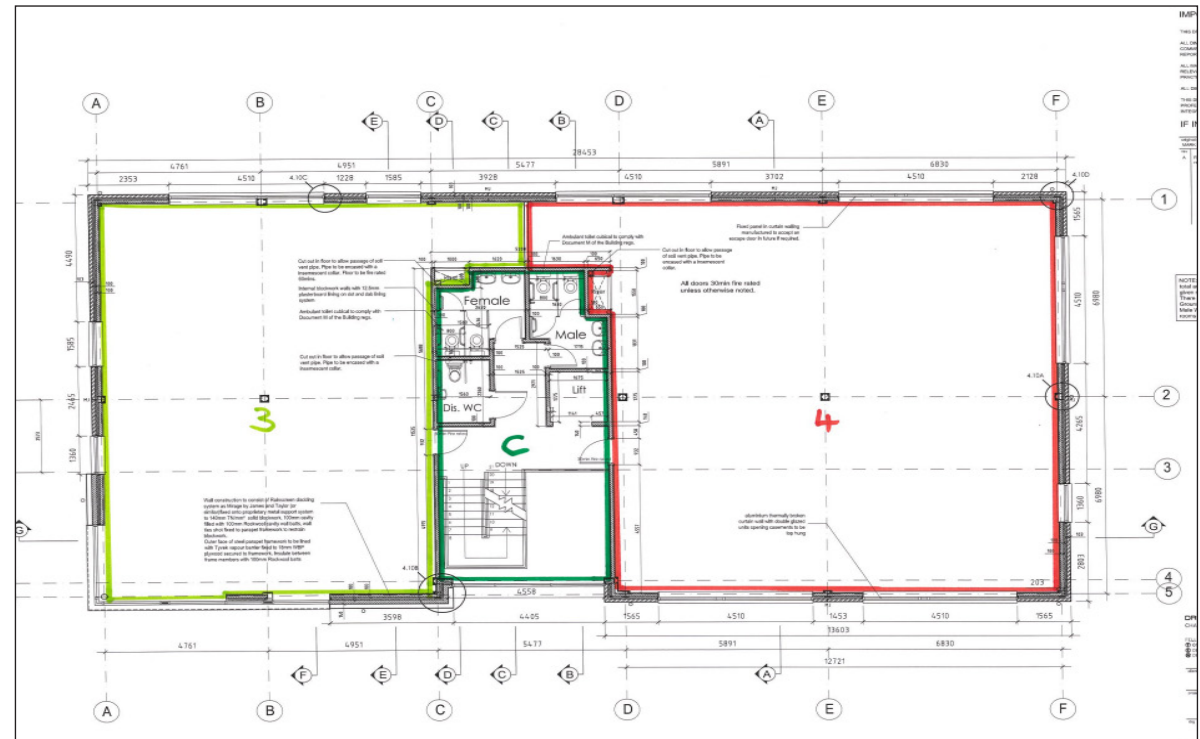
(The office suite benefits from use of communal toilets)

TOTAL NET INTERNAL FLOOR AREA - 1,500 FT SQ (139.34 M SQ)

OUTSIDE

4 DESIGNATED CAR PARKING SPACE

ALL MEASUREMENTS ARE APPROXIMATE





Car Park Plan



Key Details

Rateable Value

Current rateable value = £16,500

Rent

£22,500 (Twenty Two Thousand Five Hundred pounds) per annum exclusive.

VAT

It is understood that the property is elected for VAT. Therefore VAT will be payable on the rent of the property.

EPC

To order.

Legal Costs

The incoming tenant is to be responsible for the landlords legal costs in respect of the granting of a lease.

Local Authority

Shropshire Council
The Guildhall, Frankwell Quay
Shrewsbury, SY3 8HQ



0345 678 9000



[SHROPSHIRE COUNCIL WEBSITE](#)

Tenure

The property is offered for let on a new Tenants Full Repairing and Insuring Lease for a length of term by negotiation. There will be upward only rent reviews at three yearly intervals. There will be a service charge liability for the maintenance of the communal areas, further details available from the letting agents upon request.

Services

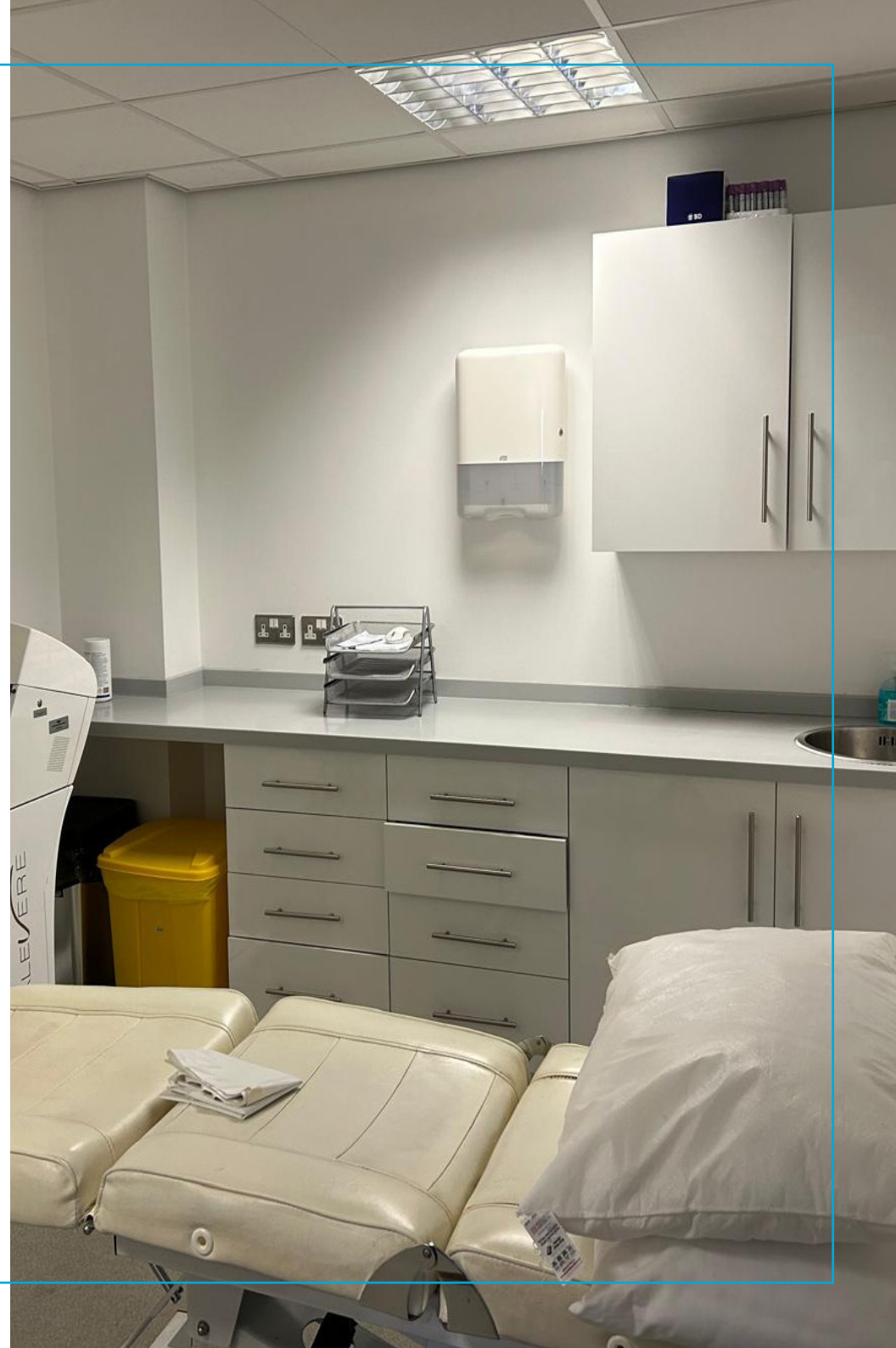
Not tested

The property is understood to benefit from mains water, electricity and drainage. The property has the benefit of air conditioning.

Planning

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order. It has been used as a clinic but would lend itself to office based uses.

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@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

