



**To Let: 3-5 Mardol Gardens**

**Shrewsbury | Shropshire | SY1 1PP**

**Halls**





### Modern Office Suites To Let in Shrewsbury Town Centre

A selection of modern office suites ranging from 1,290 sqft to 4,019 sq ft are available to let on flexible lease terms, either let as a whole or on a floor-by-floor basis, the second floor can be let separately. The accommodation combines open-plan spaces with individual office rooms, featuring kitchenette and toilet facilities, providing an ideal environment for a variety of business needs.

Located just off Mardol, the property is within walking distance of the popular Pride Hill retail area and nearby public car parks. Available on a new lease on flexible terms, the rent for the whole is £35,000 per annum.

## 3-5 Mardol Gardens

This modern, recently refurbished office building offers a blend of open-plan and individual office spaces spread across three floors. With suites ranging from Total Net Internal Floor Area of approximately 1,290 sqft to 4,019 sqft, the property provides accommodation that can be tailored to meet a variety of business needs.

The offices are finished to a high standard, featuring carpeted flooring, fluorescent strip lighting and gas-fired radiator central heating, ensuring a comfortable and professional working environment for a single or multiple businesses.

Access to the ground and first floors is via a covered walkway from Mardol, leading to a reception area at the front of the building. An independent entrance from Mardol Gardens offers direct access to the second-floor suite.

The property is available to let either as whole or on a floor-by-floor basis, providing options to accommodate different occupier requirements on a case-by-case basis with immediate occupation now available.

To note, a service charge is payable in addition for the maintenance and upkeep of the property and communal facilities. Further details from the letting agents upon request.





# Location

The property is centrally located in Mardol Gardens, Shrewsbury, offering easy access to Pride Hill retail area and nearby public car parks. Surrounded by a mix of national and independent retailers, the location provides excellent visibility and convenience for businesses.

- Prime location in Shrewsbury town centre with immediate access to public car parks
- Surrounded by national and independent retailers, including Lakeland, Jessops, Blacks and Pizza Express
- Excellent transport links via A49 and A5 trunk roads, making it highly accessible for both local and regional connections
- Shrewsbury is well located, approximately 55 miles north-west of Birmingham, 18 miles west of Telford and 40 miles south of Chester

Shrewsbury's strategic location, robust infrastructure and business community make it a highly attractive base for companies seeking both connectivity and a centrally location environment.



# Accommodation

## GROUND FLOOR

**1,363 ft sq** (126.67 m sq)

## FIRST FLOOR

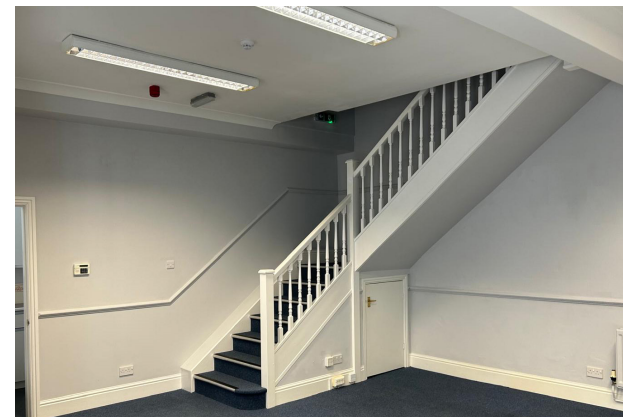
**1,290 ft sq** (119.87 m sq)

## SECOND FLOOR

**1,366 ft sq** (126.95 m sq)

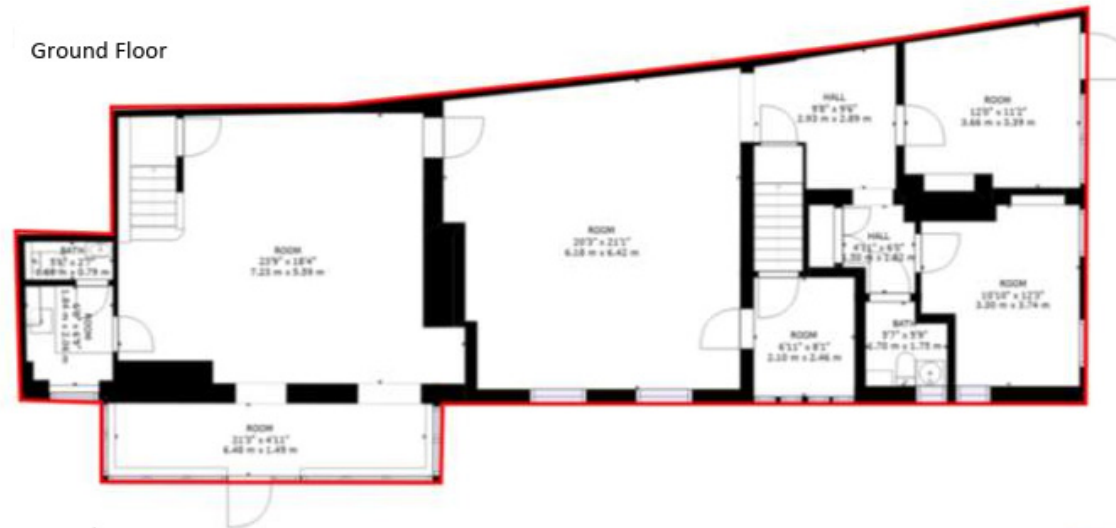
**TOTAL NET INTERNAL FLOOR AREA = 4,019 ft sq** (373.51 m sq)

*ALL MEASUREMENTS ARE APPROXIMATE*

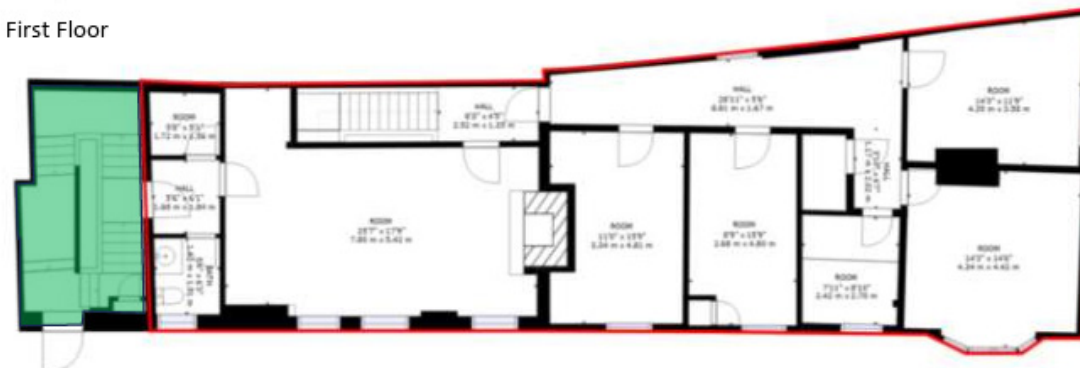


## Floor Plan

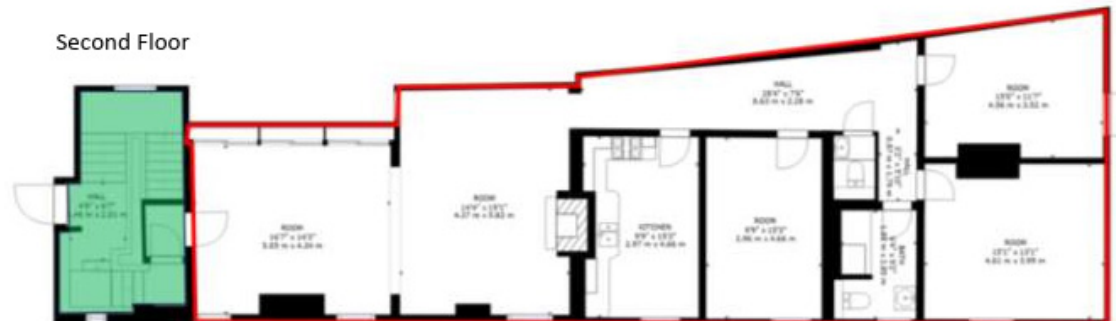
### Ground Floor



### First Floor



## Second Floor



For reference only (not to scale)





# Key Details

## Rateable Value

To be assessed based on the floor area occupied.

## Rent

Total rent for whole is **£35,000** (thirty-five thousand pounds) per annum.

## VAT

We are advised the Landlord has elected to charge VAT on the property.

## EPC

Energy Performance Certificate: D (90)

## Legal Costs

The incoming Tenant is responsible for the any legal costs in connection with the transaction.

## Local Authority

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

0345 678 9000

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

## Tenure

The premises are available on a new Tenant's full repairing and insuring on terms to be agreed for a minimum period of 3 years or multiples thereof subject to 3 yearly upward only rent reviews, subject to a service charge.

## Services

Mains water, electricity, gas and drainage services are understood to be connected. Interested parties are advised to make their own enquiries.

## Planning

Interested parties are recommended to make their own enquiries to the Local Planning Authority regarding their intended use. It's understood the property is located within the Shrewsbury Town Conservation area.

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 offer 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 offer 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



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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

