TO LET

SUBSTANTIAL RECENTLY REFURBISHED OFFICE BUILDING IN PROMINENT LOCATION







15-17 Salop Road | Oswestry | Shropshire |
SY11 2NR

TSR
TOWLER SHAW ROBERTS

EXECUTIVE SUMMARY

- Impressive three-storey semi-detached office building providing a total net internal floor area of approx. 3,616 sqft (335.64 sqm) having generous parking facilities.
- Occupying a prominent position on Salop Road, a main route into Oswestry Town Centre, with convenient access to the main A5 and A483 trunk roads.
- Recently refurbished to a high specification to provide modern, open plan and cellular accommodation with staff welfare facilities WCs on each floor.
- Available To Let on terms to be agreed. Rent: **£43,500** per annum exclusive.



LOCATION

The property occupies a prominent position fronting Salop Road in the heart of Oswestry being located amongst a wide range of national and local occupiers including NFU Mutual, Sainsbury's and Beaumont Wealth. The property is also located adjacent to Oswestry's main pay and display car park

Oswestry is an important North Shropshire market town strategically located on the fringe of the English and Welsh border approx. 18 miles north west of Shrewsbury, 30 miles south of Chester and 28 miles from Newtown via A5 / A483 trunk roads. The town has a large commercial centre and developing industrial base serving a wide catchment area.

DESCRIPTION

The property comprises a modern, recently refurbished office building extending in total to approx. 3,616 sqft (335.64 sqm) being arranged over 3 floors with further basement storage.

The premises have been refurbished to a high standard including LED lighting, new carpeted flooring and a complete redecoration whilst also benefitting from excellent natural lighting and an impressive meeting room on the second floor.

The property is arranged to provide a mixture of open plan and cellular accommodation with staff welfare facilities and WCs on each floor.

The property also includes generous on-site car parking to the rear.

ACCOMODATION

	SQFT	SQM
Basement	279	25.94
Ground Floor	1,434	133.22
First Floor	924	85.82
Second Floor	976	90.66
Net Internal Area	**3,616**	**335.64**









TENURE
The property is available To Let on a new lease on terms to be agreed.

RENT
£43,500 per annum exclusive.

LOCAL AUTHORITY
Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
Tel: 0345 678 9000

PLANNING
Interested parties are advised to make their own enquiries with the local planning authority.

BUSINESS RATES
At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Offices and premises
Rateable Value – £23,750

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

ENERGY PERFORMANCE CERTIFICATE
Energy Performance Rating: To Be Confirmed

SERVICES
Mains water, electricity, gas and drainage services are connected/available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

VAT
All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Vendor has not elected to charge VAT on the property.

LEGAL COSTS
Each party to bear their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS
To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing
Strictly by appointment with the Letting Agents, Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

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