

TO LET

TSR

TOWLER SHAW ROBERTS

MODERN GROUND FLOOR OFFICE SUITE IN SOUGHT-AFTER LOCATION



SUITE 5
UNIT 4 DARWIN COURT
OXON BUSINESS PARK
SHREWSBURY
SHROPSHIRE
SY3 5AL

- Well-appointed ground floor office suite extending to approx. 146 sqft (13.54 sqm) forming part of a modern office building.
- Open plan accommodation suitable for a variety of uses, subject to planning, and with the benefit of 1 car parking space.
- Forming part of a modern contemporary office building occupying a convenient location within the premier Oxon Business Park with good access to the main road network.
- Available to Let on a new Lease. All-inclusive rent: **£3,500** per annum

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a sought after and easily accessible location within Oxon Business Park, a well established commercial centre to the west side of Shrewsbury. Oxon Business Park is located approx. 1.5 miles from Shrewsbury Town Centre, with good links to the main road network, with the A5 Bypass within approx. 1 mile west of the property. The A5 provides links to Oswestry, Mid Wales and the M54 leading to the M6 and beyond.

Shrewsbury is the historic County Town and main administrative centre of Shropshire and is located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles north west of Birmingham and 45 miles south of Chester.

Description

The premises form part of a modern office building extending in total to approx. 146 sqft (13.54 sqm) providing open plan office accommodation with the benefit of 1 car parking space.

The office has been fit out to a modern standard including suspended ceiling with inset LED lighting, perimeter trunking and gas fired radiator central heating. The premises is deemed suitable for a variety of uses, subject to planning.

Accommodation

	SQFT	SQM
Suite 5		
TOTAL	146	13.54

Services (Not Checked or Tested)

It is understood that mains water, electricity, gas and drainage services are connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The premises are available To Let on flexible terms to be agreed.

Rent

£3,500 per annum, payable monthly in advance.

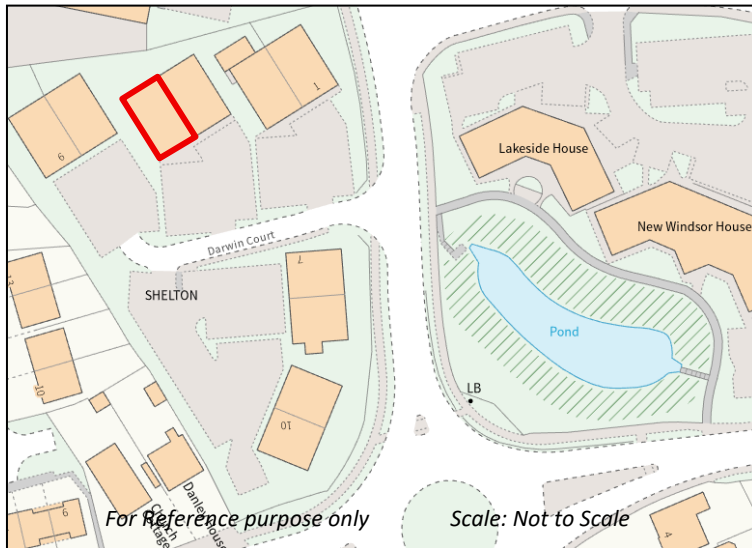
The above rent is inclusive of gas, electricity, water, communal area cleaning, building insurance, external repairs and on-site parking, but exclusive of VAT, business rates and telecoms.

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Energy Performance Rating

Energy Performance Asset Rating: C (64)



Business Rates

To Be Confirmed.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel: 0345 678 9000

Legal Costs

Each party is to bear their own legal costs incurred within the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has elected to charge VAT on the property.

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 Sole Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

June 2026

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a trading name of Roger Parry & Partners LLP, Registered in England and Wales, No. OC312203. Regulated by RICS.

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee, consultant, member/partner or other representative of Towler Shaw Roberts/Roger Parry & Partners LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."