

TO LET

TSR

TOWLER SHAW ROBERTS

MODERN GROUND FLOOR OFFICE SUITE IN SOUGHT-AFTER LOCATION



SUITE 1

UNIT 4 DARWIN COURT

OXON BUSINESS PARK

SHREWSBURY

SHROPSHIRE

SY3 5AL

- Well-appointed ground floor office suite extending to approx. 170 sqft (15.72 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: **£4,500** per annum

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

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. 170 sqft (15.72 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	170	15.72

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

£4,500 per annum, payable monthly in advance.

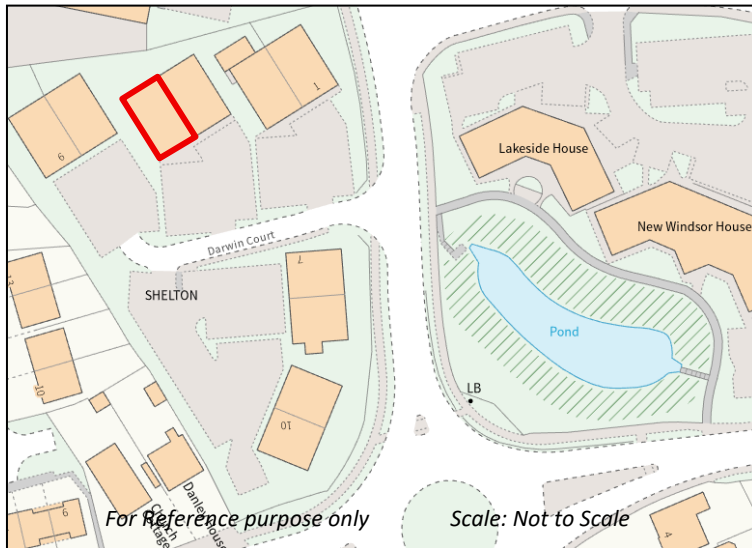
The above rent is inclusive of gas, electricity, water, communal area cleaning, building insurance, external repairs and on-site parking, but exclusive of VAT, business rates and telecoms.

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

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

Description – Office
Rateable Value – £1,875

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.

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

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Also at

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

Also at

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Important Notice

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