

TO LET

TSR

TOWLER SHAW ROBERTS

MODERN WELL-APPOINTED FIRST FLOOR OFFICE SUITE WITH ON-SITE CAR PARKING



**FIRST FLOOR OFFICES
WEST WING
SYCAMORE HOUSE
SHREWSBURY BUSINESS
PARK
SIKTA DRIVE
SHREWSBURY, SY2 6LG**

- Modern, well-appointed self-contained first floor office suite extending in total to approx. 1,325 sqft (123.12 sqm) with 8 designated car parking spaces.
- Versatile accommodation providing open plan office space with separate office and meeting room.
- Forming part of a modern contemporary office building occupying a prominent location within the premier Shrewsbury Business Park.
- Available To Let on a new Lease. Rent: **£15,500 per annum exclusive.**

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a prominent position within the premier Shrewsbury Business Park, a fast expanding and prestigious office location with easy access to the A5 bypass and M54 motorway, approximately 1 mile east of Shrewsbury Town Centre.

Shrewsbury Business Park is the premier office park and has attracted a number of well-established companies including, Shropshire Council, Handlesbanken, Whittingham Riddell (Chartered Accountants), FBC Manby Bowdler, Brewin Dolphin and NFU Mutual together with local facilities including Busy Bees Children's Day Nursery, Holiday Inn Express and Co-op Convenience Store.

Description

Sycamore house comprises a modern detached two storey office building with generous on-site car parking. The West Wing first floor offices provide contemporary style accommodation providing large open plan office space with separate office and meeting room, extending in total to approx. 1,325 sqft (123.12 sqm).

The suite has been fitted out to a high specification having the benefit of suspended ceilings with inset lighting, comfort / cooling heating system and raised carpeted floor finishes. The suite also benefits from shared toilet facilities on the ground floor and includes 8 designated car parking spaces.

Accommodation

	<u>Sqft</u>	<u>Sqm</u>
First Floor Offices		
Total	1,325	123.12

Tenure

The premises are available To Let on a new Lease for a term of years to be agreed on a Tenant's apportioned full repairing and insuring basis.

Rent

£15,500 per annum exclusive, payable quarterly in advance.

Service Charge

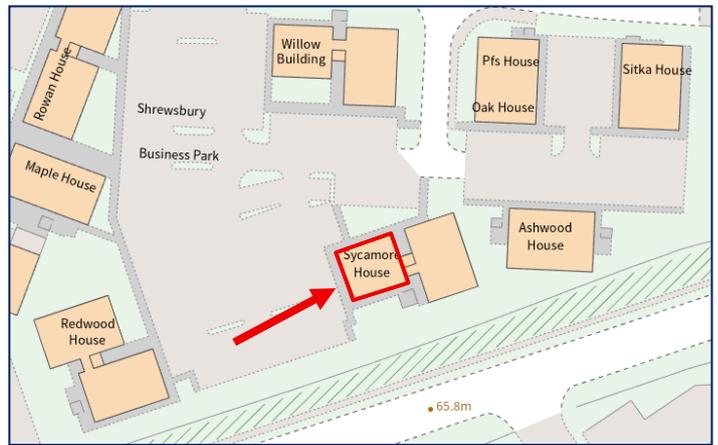
There is a service charge payable in addition for the maintenance and upkeep of the communal areas of the building. Further details are available from the Letting Agents on request.

Services (Not Checked or Tested)

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

Energy Performance Rating

Energy Performance Asset Rating: B34



For Reference purpose only

Scale: Not to Scale

Business Rates

To be reassessed.

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.

Planning

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

Local Authority

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

Legal Costs

The incoming Tenant will be responsible for payment of the Landlord's legal costs including Stamp Duty and VAT in connection with the Letting.

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 LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

November 2025

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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Tel: 01902 421216 Fax: 01902 426234

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Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is 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 LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given 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 LLP 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 of Towler Shaw Roberts 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 LLP (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."