

# 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](http://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		
<b>Total</b>	<b>1,325</b>	<b>123.12</b>

## 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

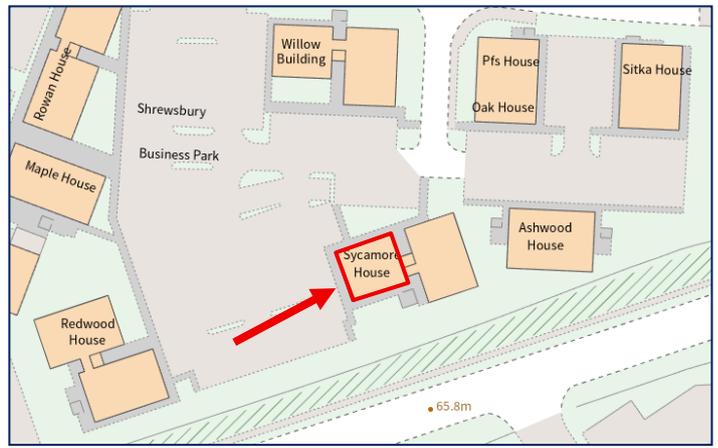
There is a service charge payable in addition for the maintenance and upkeep of the communal areas of the building. Further details are available from the Letting Agents on request.

## 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

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

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## Important Notice

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