

TO LET

WELL-APPOINTED GROUND AND FIRST FLOOR
OFFICES IN SOUGHT AFTER LOCATION

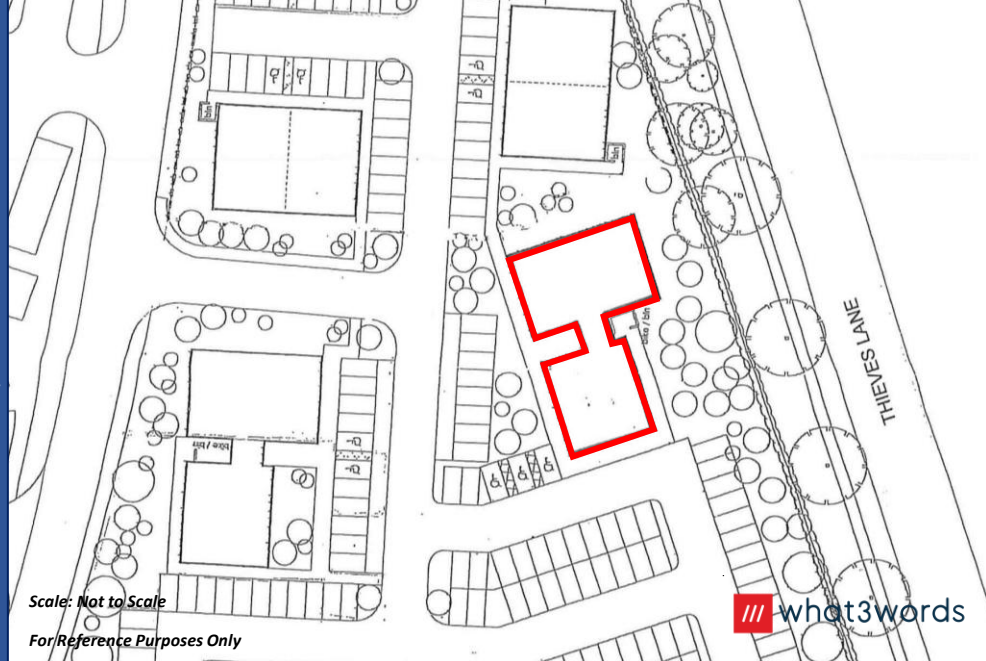


Sycamore House | Shrewsbury Business Park |
Shrewsbury | Shropshire | SY2 6LG

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EXECUTIVE SUMMARY

- Ground and first floor office suites extending in total to approximately 4,789 sqft (444.91 sqm).
- Well-appointed accommodation arranged over 2 floors providing a mix of open plan and cellular accommodation.
- Generous on-site car parking for 27 cars providing an excellent parking ratio of 1:177 sqft.
- Located on the sought after and ever-expanding Shrewsbury Business Park.
- Located adjacent to the A5 trunk road, giving access to A49 and the M54 motorway.
- Available To Let on a new lease. Rent based on **£11.50 per square foot** per annum exclusive.



LOCATION

The property occupies a convenient position within the Business Quarter of 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-known companies and organisations 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.

Shrewsbury is the County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk roads, approximately 55 miles north-west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

DESCRIPTION

The offices comprise modern ground and first floor offices extending to approximately 4,789 sqft (444.91 sqm) having the benefit of passenger lift access and 27 allocated on-site car parking spaces with external landscaped areas.

Providing a combination of both open plan and individual offices and meeting rooms, the property provides modern office accommodation fitted out to a high standard having the benefit of raised flooring to allow total flexibility of the office space, suspended ceilings and inset lighting and double-glazed windows.

The property also benefits from a comfort cooling / heating system with a series of ceiling mounted cassettes to each floor. Separate male /female and disabled toilet facilities are provided on the ground floor. The offices are available as a whole or as separate suites, further details are available from the letting agent upon request.



ACCOMODATION

	SQM	SQFT
<u>East Wing</u>		
<u>Ground Floor</u>		
Reception Lobby		
Male & Female WCs		
Office	151.08	1,626
<u>First Floor</u>		
Office	170.71	1,838
<u>West Wing</u>		
<u>First Floor</u>		
Office	123.12	1,325
TOTAL	444.91	4,789



TENURE

The property is available To Let on new Lease on a Tenant's full repairing and insuring basis for a minimum term of 3 years of multiples thereof subject to 3 yearly upward only rent reviews. The Landlord would also give consideration to letting the accommodation as individual suites.

RENT

Based on **£11.50 per square foot** per annum exclusive, payable quarterly in advance.

SERVICE CHARGE

An Estate service charge is payable in addition for the maintenance and upkeep of the communal facilities provided on the Shrewsbury Business Park development.

Further details available from the Agents.



ENERGY PERFORMANCE CERTIFICATE

B 34



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PLANNING

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

LOCAL AUTHORITY

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

SERVICES

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

BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Offices and premises 
Rateable Value – £62,000

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.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised 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.

LEGAL COSTS

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in respect of the transaction.

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.

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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."