Ground Floor Office Suite | Severnside House | Brassey Road

Shrewsbury | Shropshire | SY3 7FA

TO LET







MODERN WELL APPOINTED GROUND FLOOR OFFICE SUITE EXTENDING TO APPROX. 9,271 sqft (861.27sqm) WITH GENEROUS ON-SITE CAR PARKING

TSR
TOWLER SHAW ROBERTS

LOCATION

The property occupies a convenient location fronting Brassey Road and close to the junction on Old Potts Way, a busy vehicular route into Shrewsbury Town Centre from the east.

The property is situated within an established mixed commercial and office location within convenient walking distance of the town centre.

Other occupiers in the immediate vicinity include Dyke Yaxley Chartered Accountants, Housing Plus and Farr & Harris Plumbing Merchants with various dental and veterinary surgeries nearby. Close by is, Asda Supermarket and the town's main cinema and restaurant complex.

The County town of Shrewsbury is situated on the banks of the River Severn and is the main commercial and administrative centre of Shropshire leading into Mid-Wales.

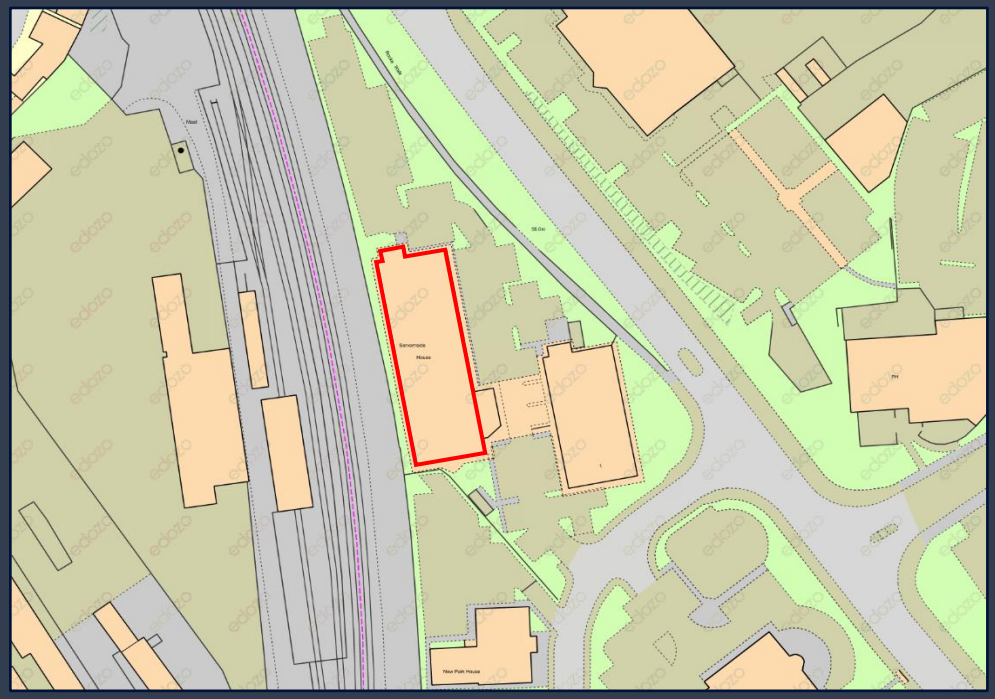
The town is experiencing rapid growth and offers a unique blend of cultural, educational and economic opportunities in one of the most beautiful parts of the County with excellent road and rail communications.

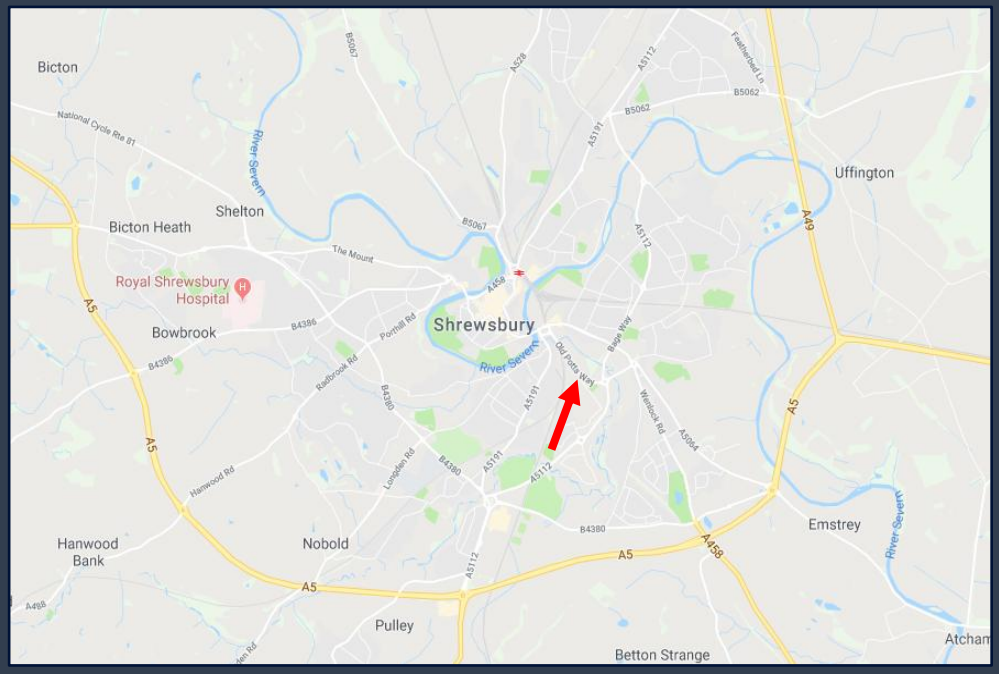
The town is strategically located at the intersection of the A49 and A5 main trunk road and stands approximately 15 miles west of Telford, 30 miles from Wolverhampton and 50 Miles from Birmingham.

Chester is within 40 miles to the north and Hereford is about 50 miles to the south.

The town has benefitted from the opening of the Shrewsbury bypass which forms part of the A5 trunk road and connects to the M54 motorway and the national motorway network to the east, extending west to North and West Wales.

The town is well served by rail connections to neighbouring towns and beyond to the national rail system having a direct service to London Euston.





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DESCRIPTION

The premises form part of a modern two-storey purpose built landmark office building extending to approx. 9,271sqft (861.27 sqm) with generous on-site car parking.

The ground floor suite is fitted out to a high standard providing a mix of open plan and private office rooms having the benefit of suspended ceiling with inset LED lighting, raised carpeted floors, gas fired radiator central heating, air conditioning, fitted window blinds, kitchenette and separate male, female and disabled toilet facilities.

Access to the suite is afforded by automatic doors leading from an impressive shared reception/lobby area.

PLANNING

It is understood that the property has consent for office use within Class E (formerly B1a) of the Town & County Planning (Use Classes) Order 1987. Interested parties are recommended to make their own enquiries to the Local Planning Authority regarding their intended use.

SERVICES

We understand that mains water, gas, drainage and electricity are connected/available to the property. Prospective tenants must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

TENURE

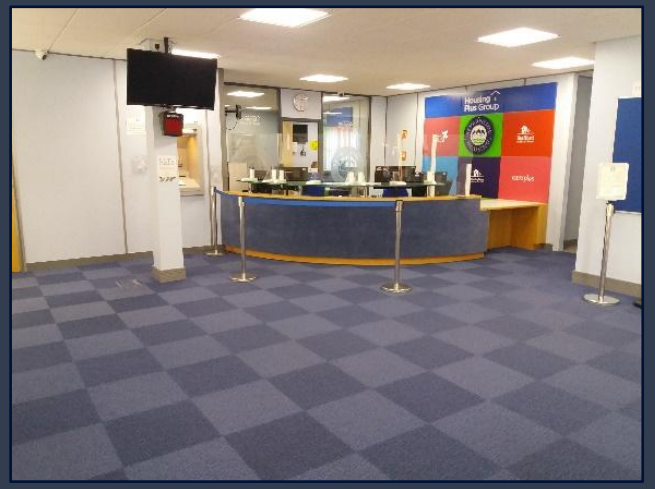
The premises are available To Let on a new Tenant's apportioned full repairing and insuring lease for a minimum term of 5 years subject to an upward only rent review at five yearly intervals.

RENT

Rents based on £10 per sqft, payable quarterly in advance.

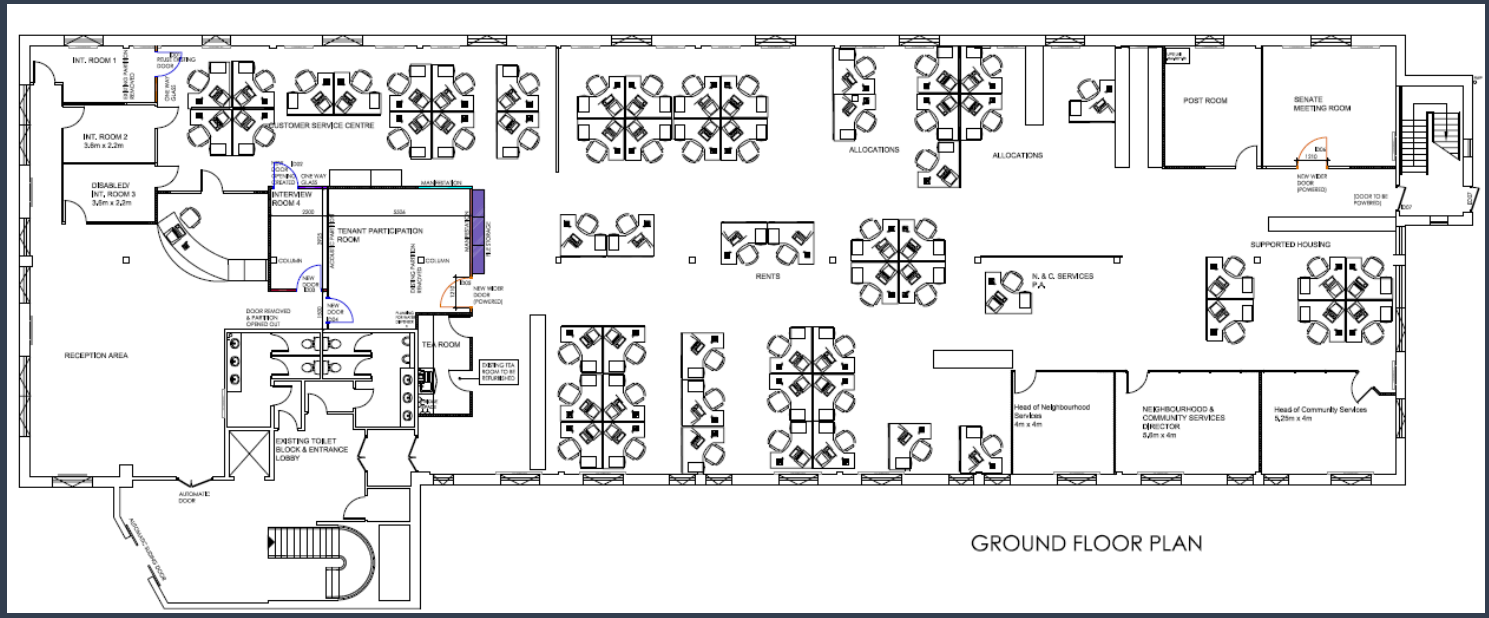
SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of the building and communal parts of the property, which is to be charged on a quarterly basis in addition to the rent. Further details are available from the Letting Agents on request.









GROUND FLOOR PLAN

VAT

All costs / prices are exclusive of but subject to VAT if applicable. We are advised the Landlord has not elected to charge VAT on the property.

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

TIMESCALE

The property will be available for occupation from April 2022.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating: C (62)

BUSINESS RATES

To be re-assessed.

LOCAL AUTHORITY

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

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

VIEWINGS

Strictly by prior appointment with the sole Letting Agents Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

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December 2021 / Amended Nov 2026

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