

# TO LET

# TSR

TOWLER SHAW ROBERTS

## HIGH QUALITY OFFICE SUITE SET IN IDYLIC RURAL SETTING



**UNITS 8&9**

**LEATON FOREST OFFICES**

**LEATON**

**NR. SHREWSBURY**

**SHROPSHIRE**

**SY4 3HX**

- Attractive well-appointed single storey office premises extending to approx. 872 sqft (81.08 Sqm).
- Finished to high level of specification with a number environmentally efficient features.
- Conveniently situated approx. 10 minutes from the County Town of Shrewsbury, set in a pleasant rural location
- Available To Let on new Lease on terms to be agreed.
- Rent: **£10,000** per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

### Location

The offices form part of the Leaton Forest Business Park in a pleasant courtyard setting providing a range of self-contained office units with block paved pathways and an attractive water feature as a central focal point. The business park occupies an idyllic rural setting approximately 5 miles west of Shrewsbury with good access to the main road network and other amenities.

### Description

The property comprises an attractive single-storey office building providing modern, well-appointed accommodation whilst retaining the character and certain original features from the farm building it once was. Having been built with energy efficiency in mind this courtyard style office has the benefit of off-peak electric heating, carpeted floor finishes and with private toilet and kitchenette facilities. The business park also provides generous on-site parking to cater for both the offices and visitors.

### Accommodation

	SQFT	SQM
Office rooms	623	57.92
Kitchenette and Toilet	145	13.46
File Store	104	9.7
<b>Total</b>	<b>872</b>	<b>81.08</b>

### Services (Not Checked or Tested)

Water is supplied from the public main, payable by the Landlord and re-charged to the Tenant on a proportional basis including private drainage by way of a septic tank.

Electricity is supplied by a solar array during daytime hours with a mains supply in addition. Any electricity supplied by the solar array will be chargeable to the Tenant with mains electricity to be payable direct to the electric company.

Interested parties are advised to make their own enquiries with the relevant utility companies.

### Tenure

The office suite is available to let on a new Tenant's internal repairing and insuring Lease on terms to be agreed.

The Lease is to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

### Rent

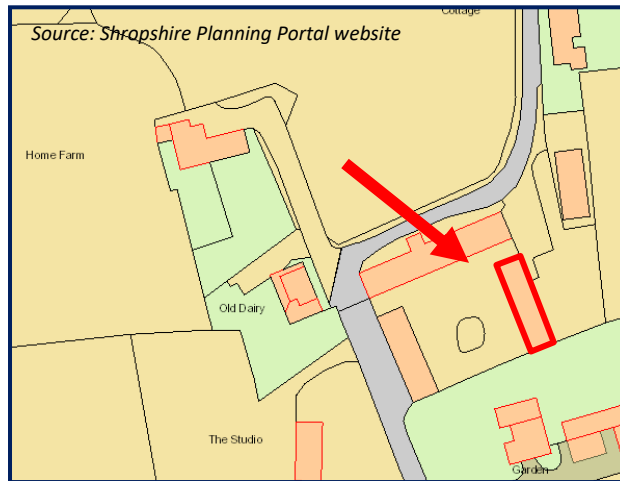
**£10,000** per annum exclusive payable quarterly in advance.

### Service Charge

There is a service charge payable in addition for the maintenance and upkeep of the business park to be payable on a quarterly basis with the rent. Further information can be obtained from the letting agents.

### Planning

Interested parties are recommended to make their own enquiries to the Local Planning Authority regarding their intended use.



For Reference purpose only

Scale: Not to Scale

### Energy Performance Rating

Energy Performance Asset Rating: D (80)

### 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 – £6,100

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

The incoming Tenant will be responsible for the Landlord's reasonable legal costs in connection with the grant of the Lease.

### VAT

All costs / prices are exclusive of but subject to VAT if applicable. We understand the Landlord has elected to charge VAT on the rent and service charge.

### 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 Agent, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

March 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**

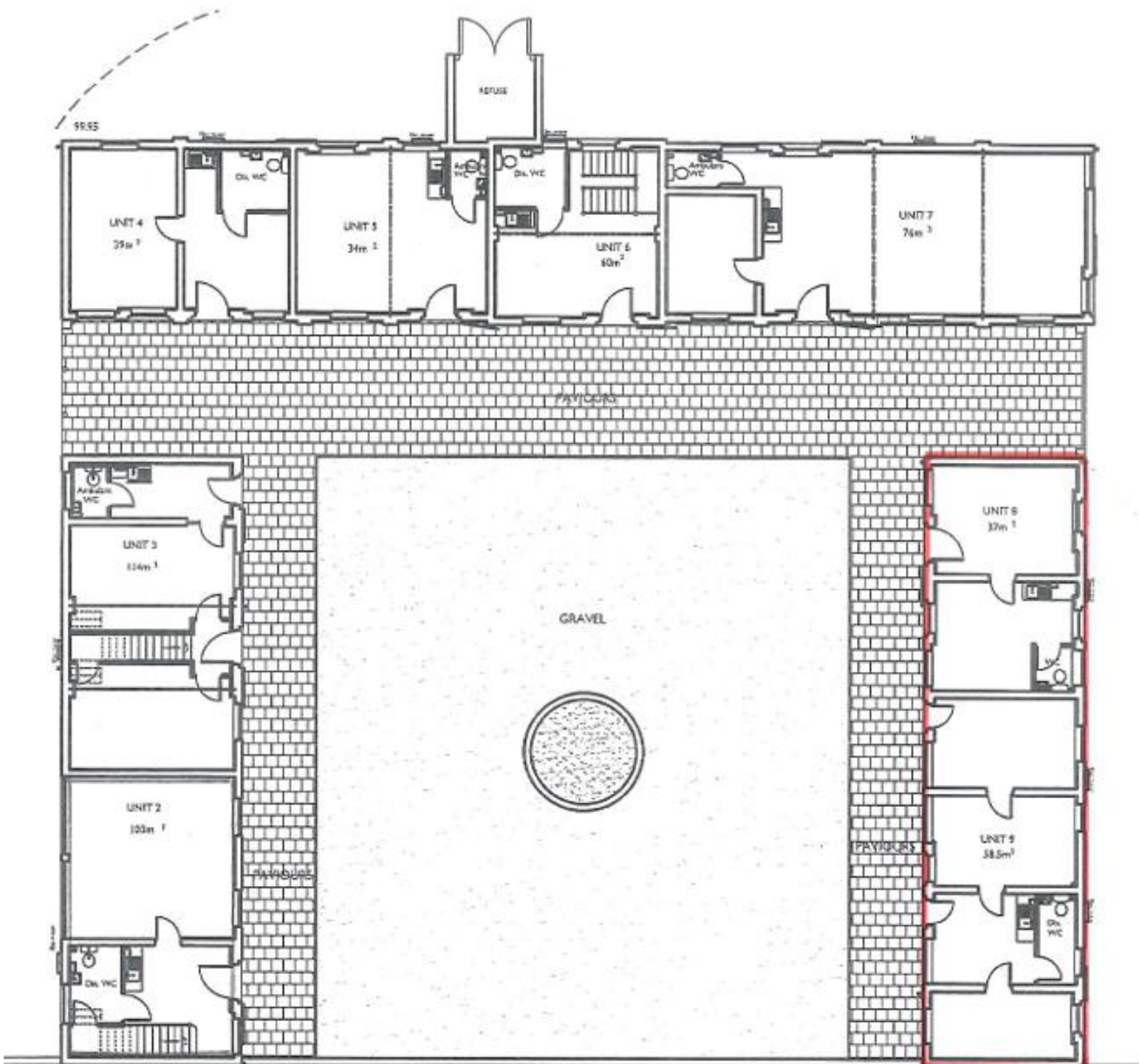
Also at

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

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

### Important Notice

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GROUND FLOOR LAYOUT

For Reference purpose only

Scale: Not to Scale

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