



To Let: One Anchorage Avenue

Shrewsbury Business Park | Shrewsbury | SY2 6FG





Premium Office Space in Shropshire's Leading Business Park

A rare chance to occupy a newly built, high-specification office at Shropshire's premier business location. The ground floor of this self-contained building offers approx. 285 sq m (3,068 sq ft) of flexible space, completed to shell finish, allowing the tenant to customise the fit-out. The first floor is already occupied by the Claverley Group, enhancing the properties profile.

With 16 parking spaces (including disabled and cycle provision), EV charging and excellent access to the A5, the property suits modern business needs. It also features raised access floors, nearby bus stops and a strong mix of occupiers such as NHS Administration and Berrys Surveyors. Local amenities include a Co-op, Greggs and Meole Brace Retail Park.

One Anchorage Avenue

The Ground Floor at One Anchorage Avenue comprises a fully self-contained suite within a distinctive, architect-designed detached office building. The office benefits from its own private entrance.

The office is currently in shell condition and will be finished to a high standard, the accommodation is suitable for office, medical, or training use (subject to the necessary consents). The property is set within a landscaped forecourt, with a mature coppice to the rear offering an attractive natural backdrop.

Convenient on-site amenities include adjacent car and cycle parking, EV charging facilities and secure, barrier-controlled access.



Location

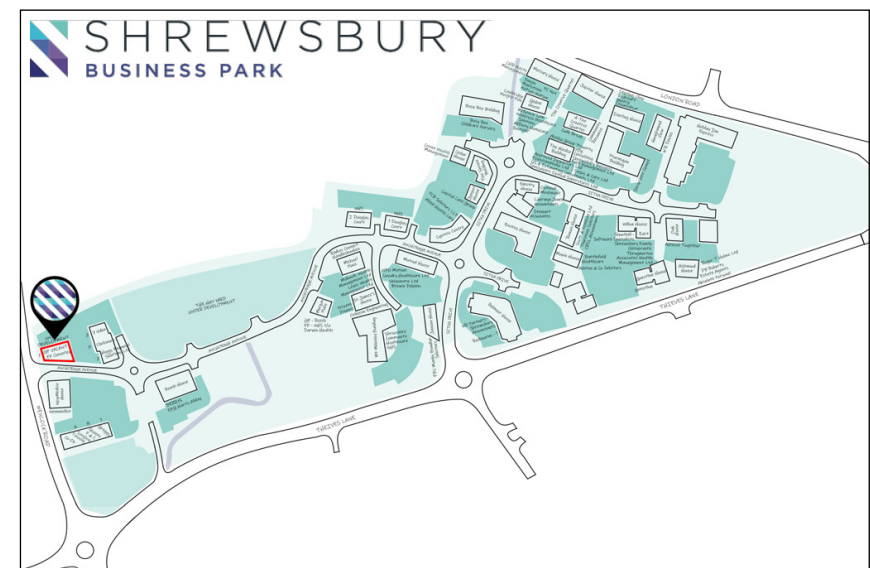
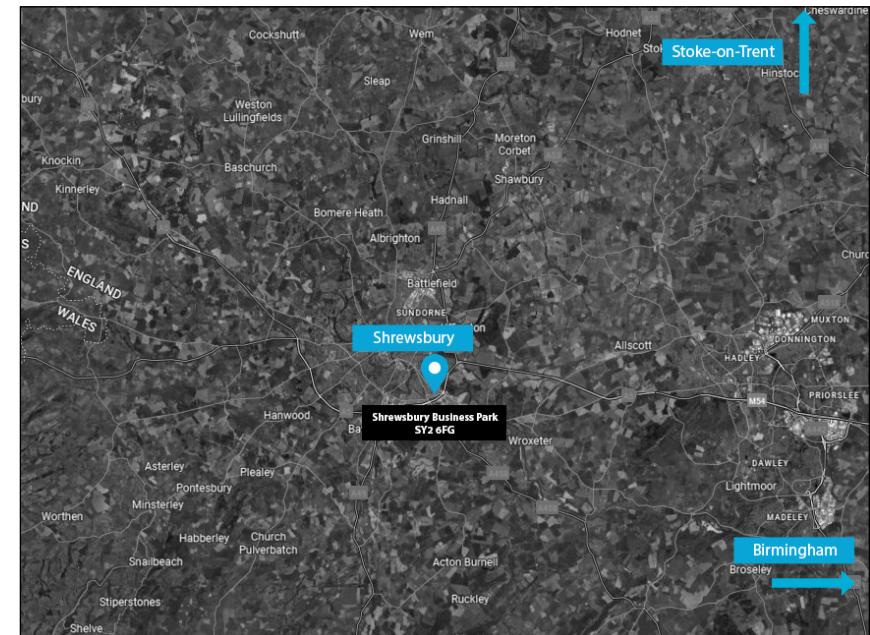
Situated near the Wenlock Road entrance to Shrewsbury Business Park, the property enjoys a prominent position within the town's premier office location. The area is home to a range of professional and medical organisations and benefits from strong transport links and excellent nearby amenities.

Key Location Highlights:

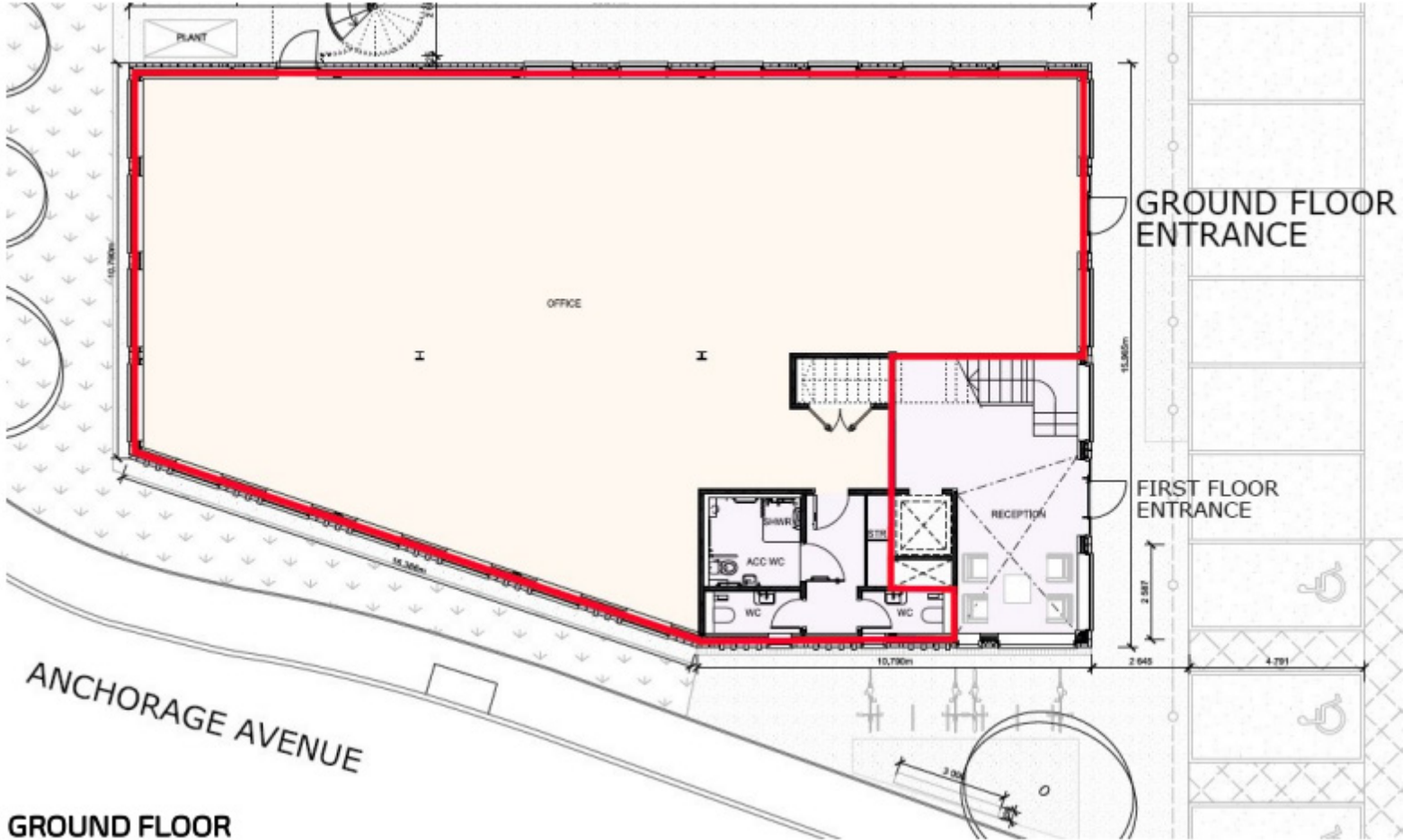
- Established occupiers include NHS, NFU Mutual, Brewin Dolphin and Shropshire Council
- Local amenities: Co-op, Greggs, support services, nursery, and Holiday Inn Express
- Frequent bus service to Shrewsbury town centre and 'Connect on Demand' availability
- Adjacent to the A5 with easy access to the A49 and M54 motorway
- Just 1 mile from Meole Brace Retail Park and Shrewsbury Town FC conference facilities
- Approx. 2 miles to Shrewsbury town centre and railway station

This prime location offers both convenience and connectivity, making it an ideal base for businesses seeking a professional setting with excellent access to amenities and transport links.

 what3words -///deputy.sorry.venue



Floor Plan



Key Details

Rateable Value

The property is yet to be assessed for rating purposes. Prospective occupiers should rely on own enquiries.

Rent

Commencing rent £47,500 per annum (forty-seven thousand five hundred) exclusive. There is a modest estate management charge payable by occupiers of Shrewsbury Business Park to cover landscaping and maintenance of common areas, site management and security.

VAT

All prices and rents mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable.

EPC

To be supplied upon completion of fit out.

Legal Costs

Each side to pay their own legal and surveyors' costs in respect of the transaction. Incoming tenant to pay stamp duty and other associated costs

Local Authority

Shropshire Council
The Guildhall, Frankwell Quay
Shrewsbury, SY3 8HQ



0345 678 9000



www.shropshire.gov.uk

Tenure

The offices are available to lease on a new 10 year agreement on a tenant's apportioned full repairing and insuring lease. Shorter leases maybe considered.

Fixtures & Fittings

All items usually classes as tenant's fixtures and fittings and not mentioned in these details are excluded from the letting. A general specification with suggested floor layouts is also available. Under certain circumstances capital allowances or other tax credits may be available against the cost of some fixtures and fittings and equipment. Prospective occupiers are recommended to take specialist advice.

Planning

The site has planning permission for development of the premises as offices within Class 'E', see: Reference 20/04712/REM. Prospective tenants should rely on their own enquiries with the Planning Authority.

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Halls

Viewing is strictly by prior arrangement with the letting agents.
For more information or to arrange a viewing please contact:

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Commercial Department



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Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

Acting as joint agents with



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