



TO LET - OFFICE 9

TOWER PARK, ENNERDALE ROAD, SHREWSBURY, SY1 3TD



# RENT

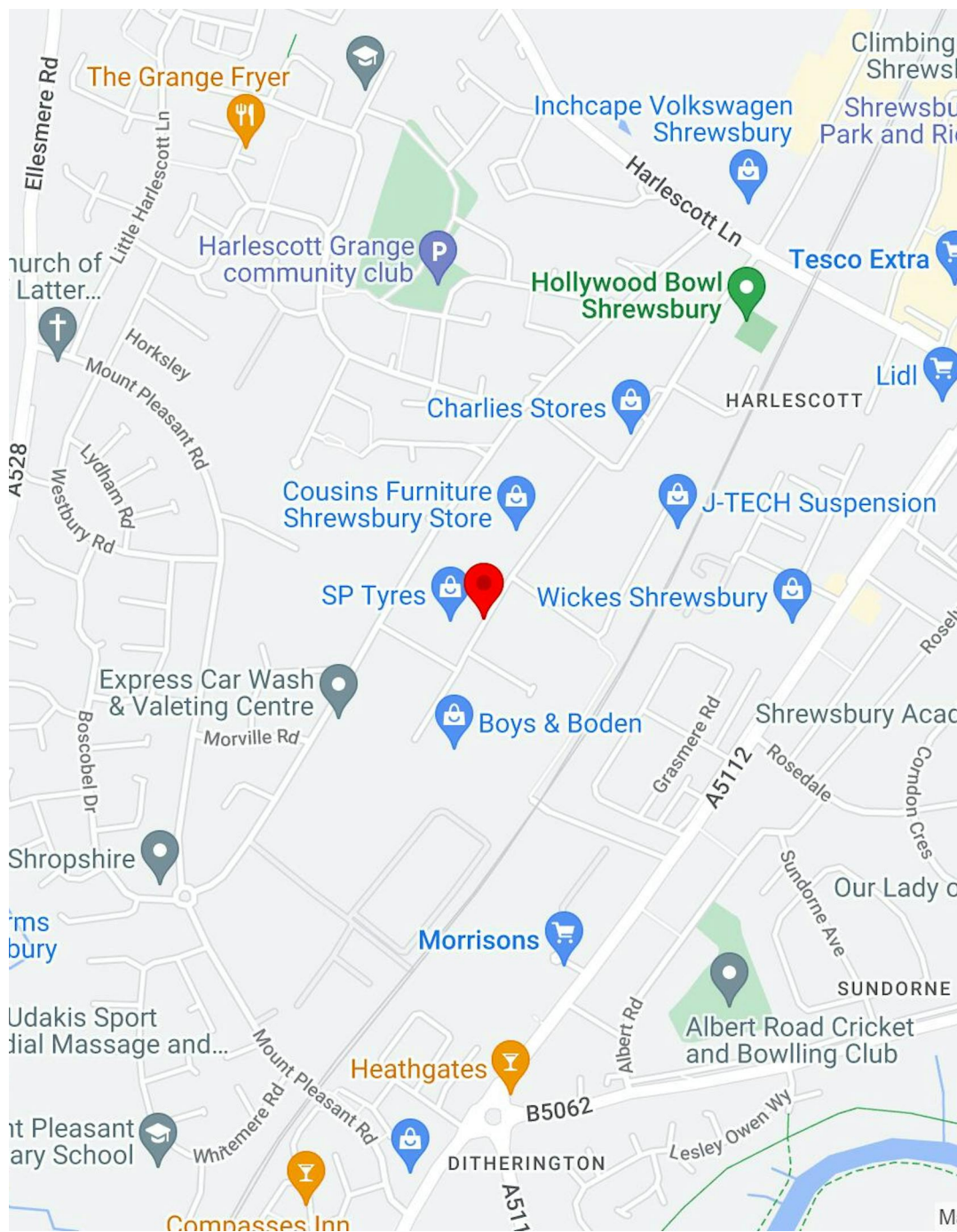
- £315 per month + VAT

# KEY POINTS

- Variety of flexible office/business units ranging from 103 ft sq to 261 ft sq
- Initial 6 month licence
- All inclusive rents except for business rates and electricity costs
- Forming part of an established commercial area of Shrewsbury in proximity to all local amenities and good connectivity
- One car parking space per suite
- Suitable for variety of business uses







## LOCATION

The property is located on Tower Park which is situated on Ennerdale Road and visible from the road. The surrounding occupiers include Boys and Boden Ltd, All Pump Solution and Price Fallows.

The property forms part of the Boys and Boden Ltd site and benefits from good connectivity with easy access to A53, A49 and A5112. Nearby amenities include Lidl and Tesco, gyms and a pharmacy with an onsite café.

Shrewsbury is the County Town of Shropshire and has a significant catchment population as well as acting as an administrative and tourist centre. The town is sat on the River Severn and had a population of 71,715 at the 2011 census.

The town is located approximately 48 miles west of the City of Birmingham and approximately 44 miles south of the City of Chester. There is access to the national road network via the A5(M54 link road).

## ACCOMMODATION

FLOOR/UNIT	DESCRIPTION	SQ FT	SQ M	AVAILABILITY
Unit	9	260.70	24.22	Let

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## DESCRIPTION

The property comprises a secure modern multi let single story office building which has 12 suites. There is a communal kitchen area and toilets which are regularly cleaned and inclusive within the rent.

Furthermore, all bills such as heating, water and building insurance will be included. Boys and Boden Ltd insure the building, tenants have to insure their own contents of their unit. The tenant must pay for their electricity usage, which is metered separately for each unit.

For each unit the tenant will be entitled to one on-site car park space at no extra charge. Visitors to the units will need to park on Ennerdale Road. No parking is available within the Boys and Boden Ltd site.

All units will be decorated before occupation.







## PLANNING

Prospective purchasers should make their own enquiries.

The premises is understood to have an existing use for Class B and would lend itself to a variety of uses.

## SERVICES

(Not tested at the time of our inspection)

We understand that mains water, electricity, drainage are connected to the units. There is oil fired central heating, controlled by thermostats to the radiator, in each office.

## RENT

£315 per month

## VAT

Applicable

## RATES

On Application

## LEGAL COSTS

Ingoing tenant is liable for both parties legal costs

## EPC

D (82)

## CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

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