

TO LET

OFFICES WITH GENEROUS CAR PARKING



RENT:
£18,000
PER ANNUM
(EXCLUSIVE)

WELL PRESENTED OFFICES BENEFITING FROM GENEROUS CAR PARKING
[OFFICES HEATHWOOD ROAD, HIGHER HEATH, WHITCHURCH, SY13 2HF](#)

- Ground and first floor offices providing a Total Net Internal Floor Area of approximately 3,028 ft sq (281.28 m sq)
- Generous provision of on site car parking
- Flexible office space/business space suitable for a variety of alternative commercial uses
- Good connectivity to the A41 and A49

LOCATION

The property is located just off Mill Lane in Higher Heath adjacent to the property occupied by Americold. The property is located just off the A41 (Whitchurch to Telford Road). The property forms part of the village of Prees Higher Heath where some local amenities are available. The A49 and A41 roads pass in close proximity of the property providing good connectivity.

The property is located approximately 4 miles south of the town of Whitchurch, 18 miles north east of the County Town of Shrewsbury and 23 miles north west of the town of Telford.

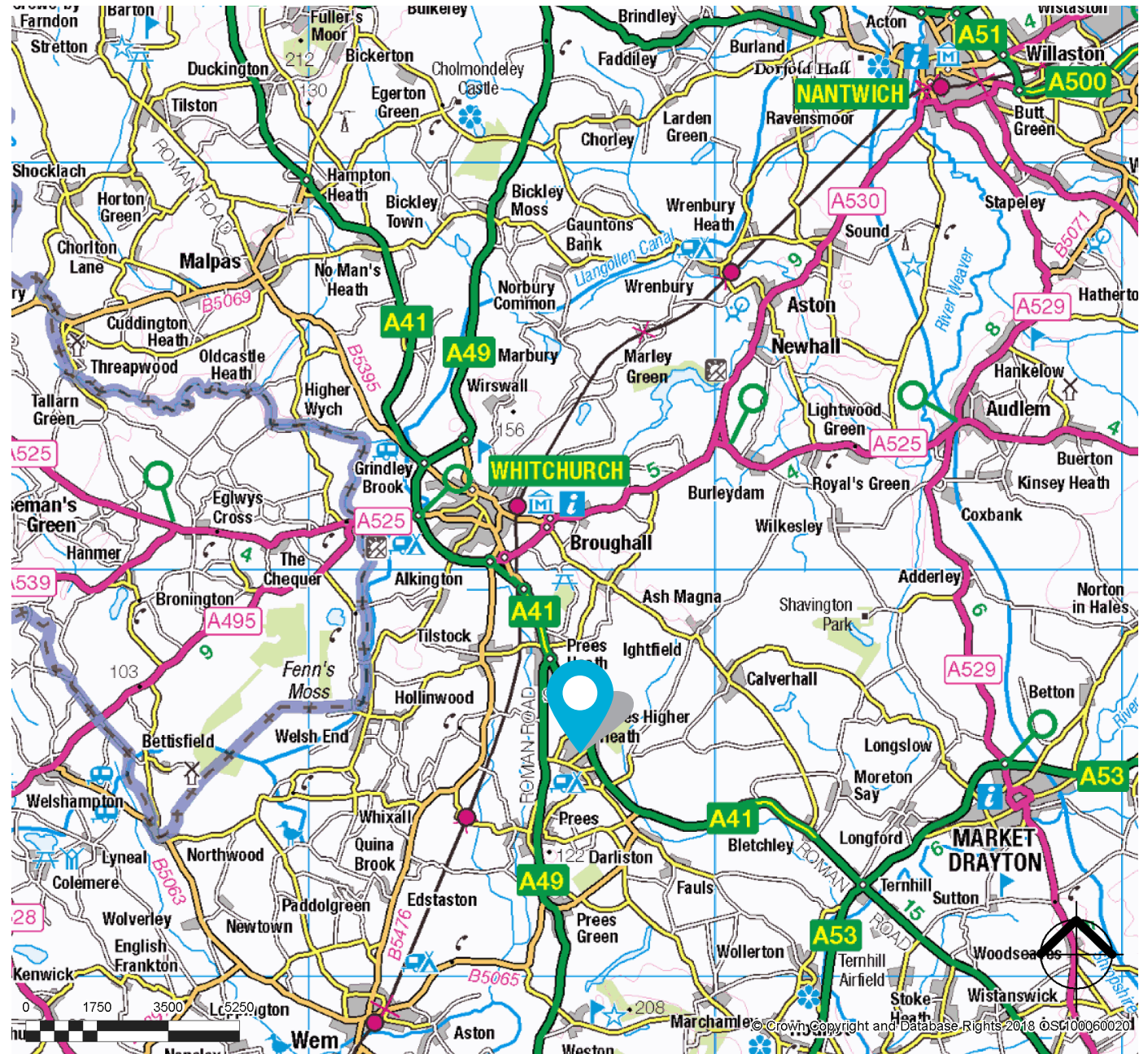
DESCRIPTION

The property provides a part two and part single storey well presented detached office building. The property benefits from a generous provision of car parking to the front of the property.

The property is arranged to provide a Total Net Internal Floor Area of 3,028 ft sq (281.28 m sq) over the two floors to create flexible office/business space with welfare facilities. The property benefits from an attractive atrium entrance to the front of the building with a spiral staircase to the first floor.

The property provides offices with a Total Net Internal Floor Area of approximately 2,033 ft sq (188.87 m sq) on the ground floor and a Total Net Internal Floor Area of approximately 995 ft sq (92.44 m sq) over the first floor. The property is located at the entrance to the commercial site that is occupied primarily by Americold and accessed from Mill Lane.

An inspection of the offices is recommended to fully understand the potential of the offices.





ACCOMMODATION

(All measurements approximate)

	SQ FT	MSQ
GROUND FLOOR		
Atrium Reception	457	42.42
Side Office	59	5.52
Office 1	426	39.60
Office 2	481	44.68
Office 3	332	30.80
Office 4	201	19.25
Server Room	81	7.5
Store Room	80	7.5
Ladies Toilet		
Gents Toilet		
FIRST FLOOR		
Landing Area		
Office 5	90	8.37
Office 6	341	31.98
Office 7	153	14.2
Staffroom	459	43.12
Gents Toilet		
Shower Room		
OUTSIDE		
Generous car park to front		

PLANNING

Prospective purchasers/tenants should make their own enquiries to the local planning authority.

The property is understood to benefit from planning consent for use as offices falling within Use Class B1 (Now reclassified to Use Class E) of the Town and Country Use classes Order. The property would lend itself to a variety of office and business space uses.

RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2023/24)	£16,250.00
Rates Payable (2023/24)	£8,108.75

SERVICES

(Not tested at the time of inspection)

Mains water and electricity are understood to be supplied to the property via submetered supplies. Mains drainage is available and the property benefits from an oil fired central heating system.





RENT

£18,000 (Eighteen thousand pounds) per annum (Exclusive) to be paid quarterly in advance by standing order.

EPC

Energy rating: E

Valid until 3 May 2028

Certificate number: 721-3005-0583-0002-0795

TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent reviews at 3 yearly intervals. The lease will be granted on Tenants Full Repairing and Insuring Terms and the lease will be excluded from the Landlord and Tenant Act 1954 Part 2.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs in the granting of the lease.

VAT

The property is understood to be subject to the election of VAT and therefore VAT will be payable on the rent.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,

Shrewsbury, SY2 6ND

Telephone: 0345 678 9000

VIEWING

Strictly by prior arrangement with the agents.

For more information or to arrange a viewing, please contact :

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