



Suite 5, Sterling House, Sitka Drive, Shrewsbury, SY2 6LG

Modern Office Suite To Let in Key Shrewsbury Location

Summary

Tenure	To Let
Available Size	250 sq ft / 23.23 sq m
Rent	£4,500 per annum (Four Thousand Five Hundred pounds) per annum exclusive to be paid quarterly in advance.
Rates Payable	£1,571.85 per annum
Rateable Value	£3,150
EPC Rating	Upon enquiry

Key Points

- High quality second office
- Total Net Internal Floor Area of approximately 250 ft sq (23.22 m sq) with a balcony
- Forming part of a prestigious office building
- Viewing highly recommended

DESCRIPTION

The property comprises of a second floor office suite that is currently arranged to provide a high quality offices with balcony and shared communal toilets. An inspection of the property is recommended to full appreciate the potential of the property.

The offices forms part of Sterling House which is a prestigious multi let three storey office building that benefits from a lift (only provides access to the first floor) and has communal toilet facilities. The office suite benefits from 1 designated car parking space.

The office suite has a Total Net Internal Floor Area of approximately 250 ft sq (23.22 m sq).

The property benefits from air conditioning and provides flexible accommodation.

LOCATION

The offices form part of Sterling House which is a prestigious office building within Shrewsbury Business Park off Sitka Drive. The property is located in the premier office quarter serving the town of Shrewsbury, The surrounding occupiers include WRD and Shropshire Council. Shrewsbury is a market town and civil parish in Shropshire, England. It is sited on the River Severn, 33 miles (53 km) northwest of Wolverhampton, 15 miles (24 km) west of Telford, 31 miles (50 km) southeast of Wrexham and 53 miles (85 km) north of Hereford. At the 2021 census, the parish had a population of 76,782. It is the county town of the ceremonial county of Shropshire.

PLANNING

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order. It would lend itself to office based uses.

SERVICES

Not tested

The property is understood to benefit from mains water, electricity and drainage. The property has the benefit of air conditioning.

ACCOMODATION

All measurements are approximate

Offices with balcony

(The office suite benefits from use of communal toilets)

Total Net Internal Floor Area 250 ft sq (23.22 m sq)

TENURE

The property is offered for let on a new Tenants Full Repairing and Insuring Lease for a length of term by negotiation. There will be upward only rent reviews at three yearly intervals. There will be a service charge liability for the maintenance of the communal areas, further details available from the letting agents upon request.

LOCAL AUTHORITY

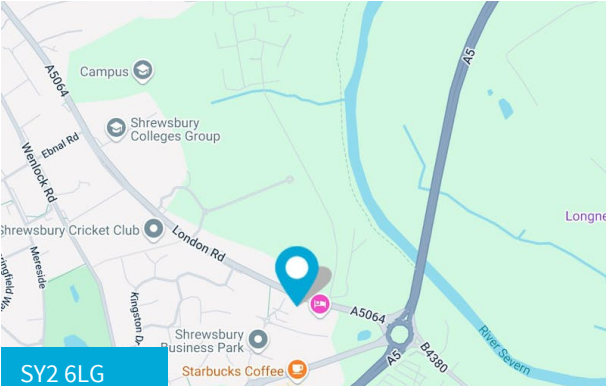
Shropshire Council,

The Guildhall,

Frankwell Quay,

Shrewsbury,

SY3 8HQ



Viewing & Further Information
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