



Suite 3, Sterling House, Sitka Drive, Shrewsbury, SY2 6LG

Versatile First-Floor Office/Clinic Space To Let in Key Shrewsbury Location

Summary

Tenure	To Let
Available Size	139.34 sq m / 1,499.84 sq ft
Rent	£22,500 per annum
Rates Payable	£59.09 per sq ft
Rateable Value	£16,500
EPC Rating	Upon enquiry

Key Points

- High Quality suite of offices currently arranged as a clinic ideal for use as a clinic or medical uses
- Total Net Internal Floor Area of approximately 1,500 ft sq (139.34 m sq)
- Viewing highly recommended
- First Floor accommodation forming part of a prestigious office building with lift access
- Suitable for a variety of medical and office based uses

DESCRIPTION

The property comprises of a first floor office suite that is currently arranged to provide a high quality clinic with 5 consulting rooms and toilets and welfare facilities and would be idea for a medically related clinically use. An inspection of the property is recommended to full appreciate the potential of the property. The property alternatively would lend itself to office use.

The property 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 4 designated car parking spaces, with the potential to double park if required.

The office suite has a Total Net Internal Floor Area of approximately 1,500 ft sq (139.34 m sq). The property benefits from air conditioning and provides flexible accommodation.

LOCATION

The office suite is located within Sterling House, a prestigious office building situated on Sitka Drive at the heart of Shrewsbury Business Park, the town’s premier office location. This 30-acre, well-established business community is positioned on the eastern edge of Shrewsbury, adjacent to the A5 trunk road, offering excellent regional connectivity. The area is home to a range of high-profile occupiers, providing a thriving, professional environment for businesses of all sizes.

Key Location Highlights;

- Situated approximately 2 miles from Shrewsbury town centre and 12 miles from Telford
- Excellent access to the A5 and wider road network, linking to the M54 and national motorway system
- Major occupiers include Shropshire Council, NHS and various legal, financial, and professional service firms
- Around 1,250 people currently employed at Shrewsbury Business Park

Shrewsbury itself is the county town of Shropshire and a key economic hub in the region, offering strong transport links, a skilled workforce and a growing economy. Shrewsbury Business Park continues to attract investment and remains a sought-after destination for professional and corporate occupiers.

PLANNING

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

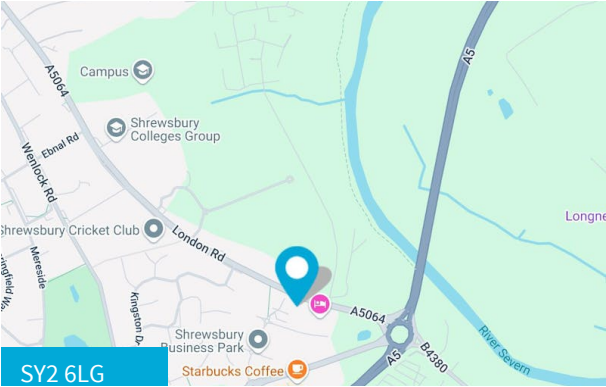
SERVICES

Not tested

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

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



Viewing & Further Information
LISSY LLEWELLYN-BELL

01743 450 700
commercialmarketing@halls.gb.com

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority. Generated on 14/08/2025

areas, further details available from the letting agents upon request.

LOCAL AUTHORITY

Shropshire Council
The Guildhall, Frankwell Quay
Shrewsbury, SY3 8HQ
0345 678 9000

