



TO LET - OFFICE

**SUITE C1 MERCURY HOUSE, SITKA DRIVE, SHREWSBURY BUSINESS
PARK, SHREWSBURY, SY2 6LG**

RENT

■ £10,290 per annum

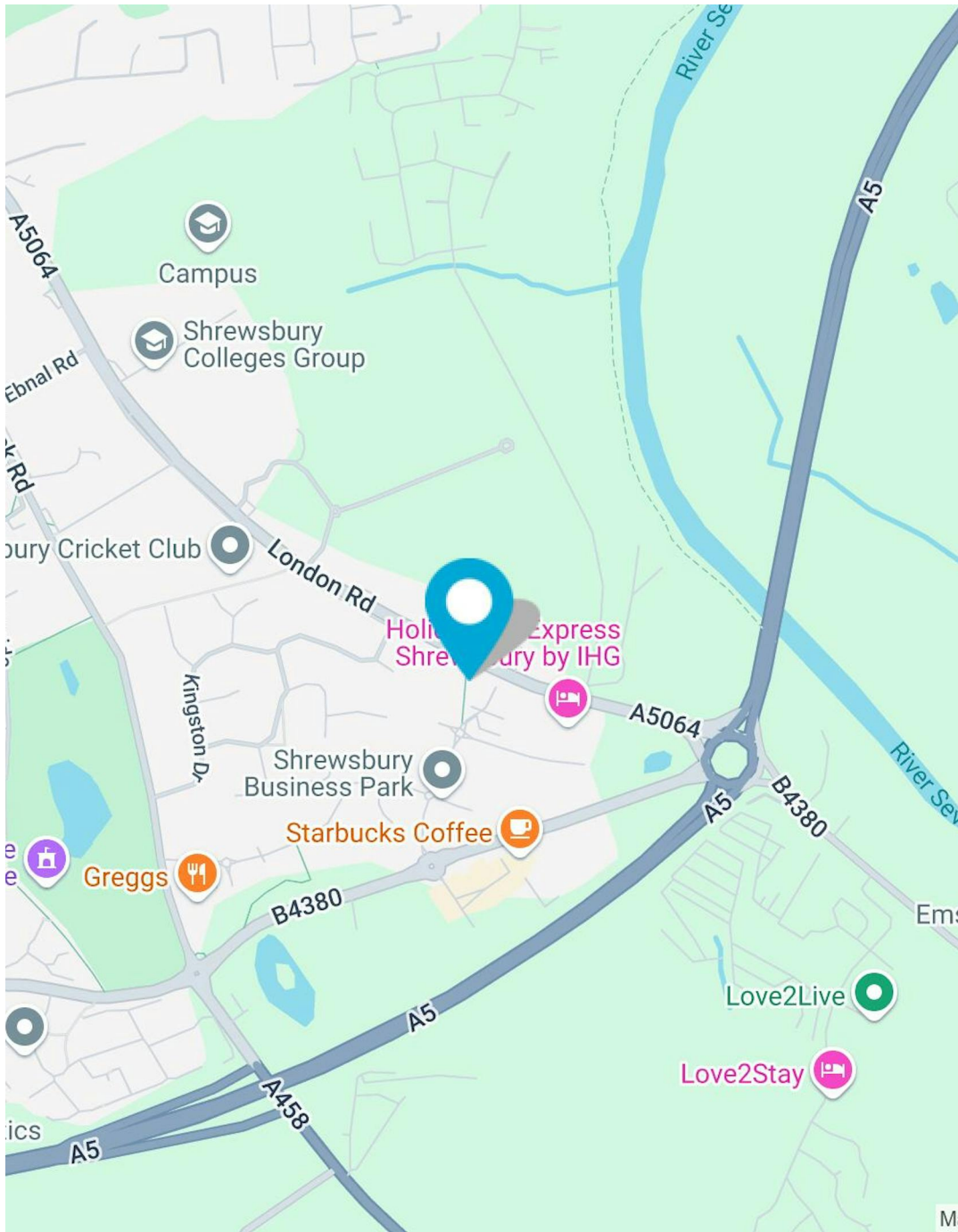
KEY POINTS

- Total Gross Internal Floor area of 1,029 sq ft (95.61 sq m)
- 4 allocated parking spaces
- In close proximity to the national road network



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01743 450 700



LOCATION

Mercury House is located in the Creative Quarter of Shrewsbury Business Park, now established as the premier office location in the county. Other nearby occupiers include solicitors, land agents, environmental consultants and a range of other office users.

The Business Park's amenities include on-site management with CCTV, a children's day nursery and a hotel/restaurant. There is a bus service to and from Shrewsbury town centre at 15 minute intervals during the working day. The Park is adjacent to the A5 trunk road, leading to the M54. Shrewsbury town centre is about 2 miles distant; Telford 12 miles.

ACCOMMODATION

NAME	SQ FT	SQ M
Suite	1,029	95.60
Total	1,029	95.60

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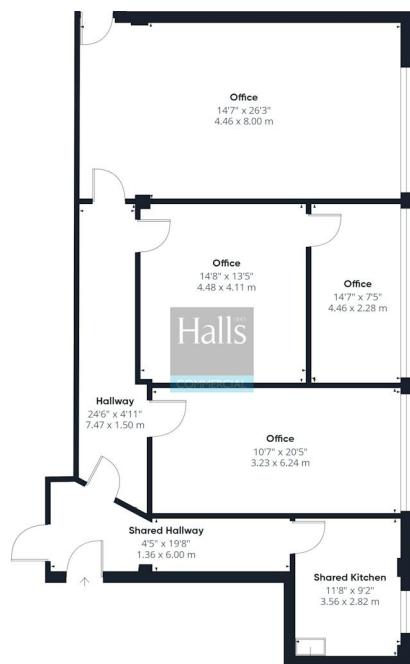
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DESCRIPTION

The property comprises of an attractive first floor suite of offices with a Total Gross Internal Floor Area of approximately 1,029 ft sq (95.61 m sq) that is subdivided currently as a reception hallway and three offices. The office has shared use of a staffroom area on the first floor. The office has the benefit of the use of 4 car parking spaces. It forms part of a modern, detached office building, having mainly glass elevations beneath a mono pitched roof. It offers well-appointed workspace with the benefit of lift, raised access floors, double-glazing and carpets.



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TENURE

The premises are available on a new Tenants Full Repairing and Insuring basis subject to service charge provisions for a length of terms by negotiation.

SERVICES

All mains services are understood to be available, subject to connection charges by the utility companies. The property also benefits from full fibre broadband.

PLANNING

The premises are to be used within Class E of the Town & Country Planning Act (Use Classes) Order 1987

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VAT

Applicable. We understand the property is elected for VAT, therefore VAT will be payable on this transaction.

RATES

We have made online enquiries to the local authority and were advised as follows:
Rateable Value: £12,000
Rates Payable: £5,988 per annum This rateable value should qualify for 100% Small Business Rates Relief (subject to any other properties owned by the tenant)

LEGAL COSTS

Will not be charging any landlord legal contribution to tenants.

EPC

B (44)

CONTACT

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

SIMON CULLUP-SMITH

01743 450700

simon.cullupsmith@halls.gb.com

LISSY LLEWELLYN-BELL

01743 450 700

commercialmarketing@halls.gb.com



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