



**TO LET - OFFICE**

**SUITES E & F, HERMES HOUSE, OXON BUSINESS PARK, SHREWSBURY,  
SY3 5HJ**



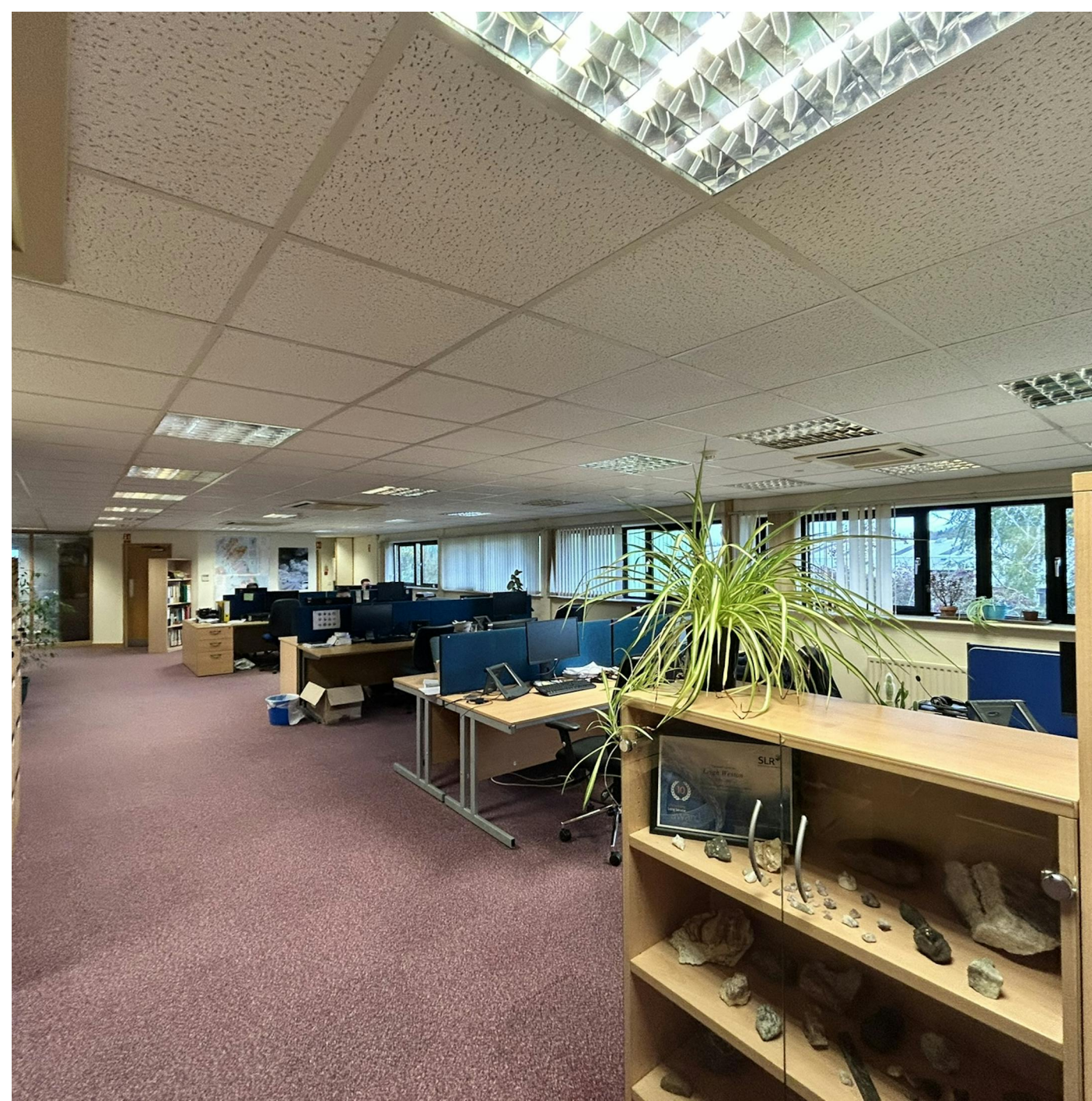


# RENT

■ £22,000 - £42,000 per annum

## KEY POINTS

- High quality office accommodation forming part of sought after business park with generous car parking provision
- Second floor office suites of with an approximate Total Net Internal Area of 4,500 sq ft (418.06 m sq) forming part of prestigious building
- Benefiting from 7-8 car parking spaces per suite (15 spaces total suite)
- Electronic door entry security system
- Lift access
- Air Conditioned
- Well managed grounds and outdoor seating area
- Within walking distance of local retail park, childcare facilities, dentist and pubs/restaurants
- Shrewsbury Moves Cycles Pod-Stores Six cycles - Open for all tenants to use

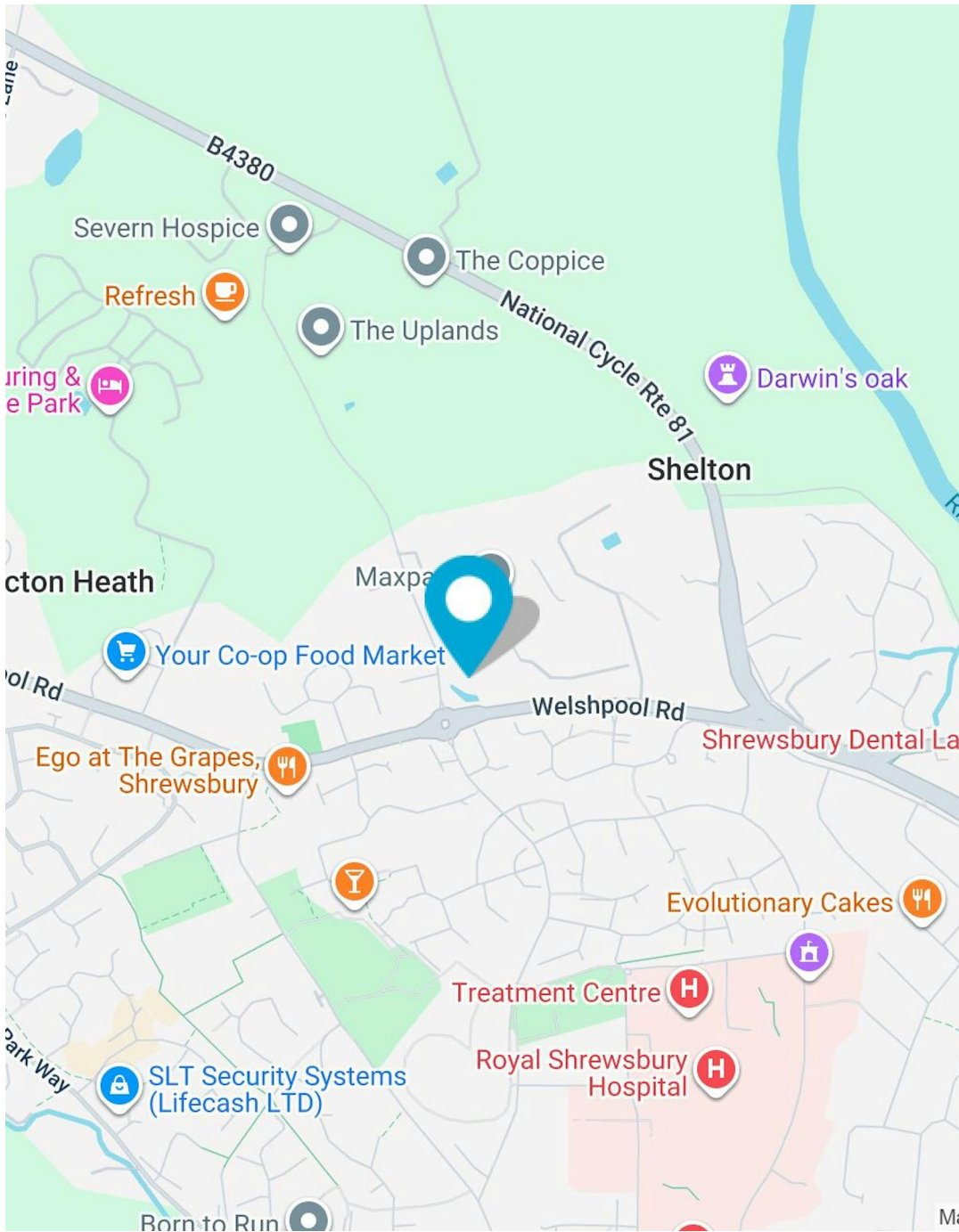


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2,000 TO 4,500 SQ FT | £22,000 - £42,000 PER ANNUM

01743 450 700





# LOCATION

Hermes House is prominently situated and forming part of the popular and well established Oxon Business Park, which is located approximately 1.5 miles to the West of Shrewsbury Town Centre.

Welshpool Road, from which Oxon Business Park is accessed, provides easy access to the A5 (M54) trunk road and serves as one of the main roads serving Shrewsbury Town Centre from the West. There are regular bus routes into the town centre from the business park, plus a park & ride facility. The business park benefits from on site childcare and dentist facilities, plus a local retail park and is part of the Shrewsbury Cycles Scheme.

Shrewsbury is the County Town of Shropshire and is an established administrative centre with a population in excess of 90,000. Shrewsbury is located approximately 46 miles to the North West of Birmingham, 10 miles West of Telford and approximately 68 miles South of Manchester.

# ACCOMMODATION

FLOOR/UNIT	DESCRIPTION	SQ FT	SQ M
Suite	E	2,000	185.81
Suite	F	2,500	232.26
Total		4,500	418.07

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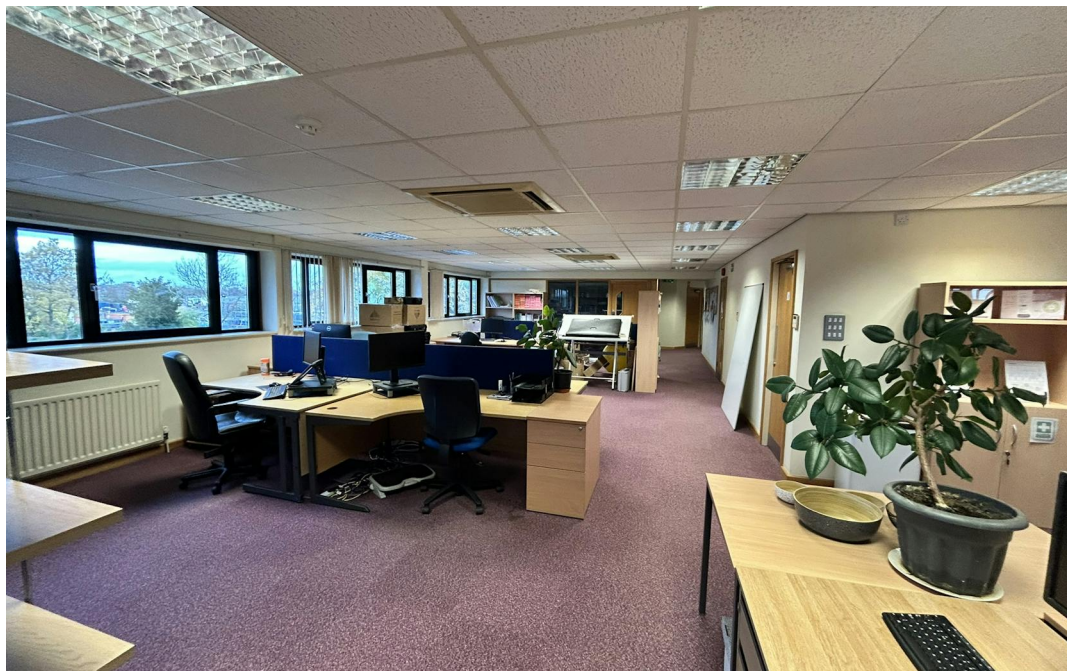
## DESCRIPTION

The second floor offices form part of Hermes House which is a modern three storey office building.

The suites benefit from a very generous provision of car parking with 15 designated spaces when taken as a whole plus disabled parking.

It is accessed from an attractive communal entrance benefiting from a lift, the office suites provide 4,500 sq ft (418.06 m sq) of accommodation and welfare facilities.

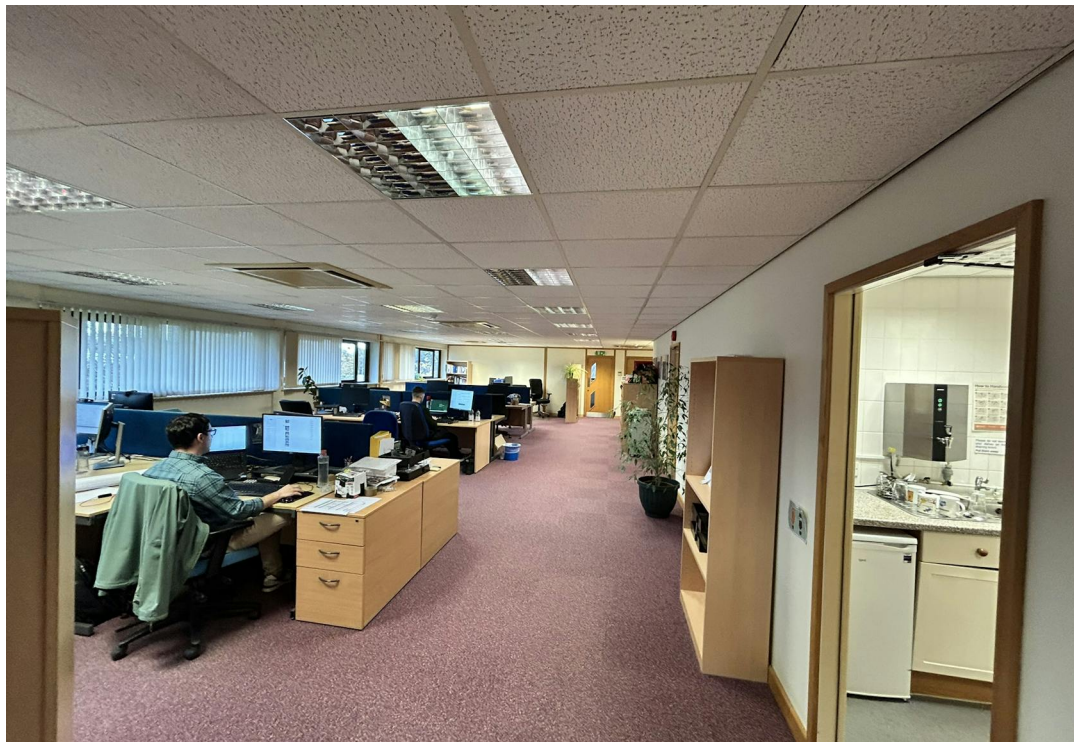
The suites are fully air conditioned and benefit from natural light on all sides with view of mature gardens. Occupants benefit from large well managed external grounds with mature planting and an outside seating area and a cycle storage scheme (Shrewsbury Cycles)



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## PLANNING

Prospective Tenants are to make their own enquiries.

The premises are understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order 1987

## SERVICES

(Not tested at the time of our inspection).

The property is understood to benefit from mains water, electricity and drainage are connected to the property. The property is heated and cooled by air conditioning with a back up wet radiator system heated by a gas boiler.

## LOCAL AUTHORITY

Shropshire Council  
Guidhall  
Frankwell Quay  
Frankwell  
Shrewsbury  
SY3 8HQ

## TENURE

The property is offered to let on Tenants Full Repairing and Insuring terms, subject to service charge provisions, for a length of term by negotiation. There will be rent reviews at three yearly intervals.

## RENT

£22,000 - £42,000 per annum

## VAT

Applicable

## RATES

We have made online enquiries to the local authority and were advised as follows:  
Rateable Value: £32,750  
Rates Payable: £16,342.25 per annum Current rateable value is for the 2nd floor as a whole

## LEGAL COSTS

Each party to bear their own costs

## EPC

C (51)

## CONTACT

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

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