



## Office 8, Tower Park, Ennerdale Road, Shrewsbury, SY1 3TD

Modern office unit on Tower Park, Shrewsbury with inclusive rent, strong transport links, nearby amenities & on-site parking.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	110.60 sq ft / 10.28 sq m
<b>Rent</b>	£160 per month
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	D (82)

### Key Points

- Located on Ennerdale Road, visible from main road
- One free on-site parking space per unit
- Close to Tesco, Lidl, gyms, café, and pharmacy
- Inclusive rent: heating, water & building insurance covered
- Easy access to A53, A49, A5112, and M54 via A5

## DESCRIPTION

The property comprises a secure modern multi let single story office building which has 12 suites. There is a communal kitchen area and toilets which are regularly cleaned and inclusive within the rent. Furthermore, all bills such as heating, water and building insurance will be included. Boys and Boden Ltd insure the building, tenants have to insure their own contents of their unit. The tenant must pay for their electricity usage, which is metered separately for each unit. For each unit the tenant will be entitled to one on-site car park space at no extra charge. Visitors to the units will need to park on Ennerdale Road. No parking is available within the Boys and Boden Ltd site. All units will be decorated before occupation.

## LOCATION

The property is located on Tower Park which is situated on Ennerdale Road and visible from the road. The surrounding occupiers include Boys and Boden Ltd, All Pump Solution and Price Fallows. The property forms part of the Boys and Boden Ltd site and benefits from good connectivity with easy access to A53, A49 and A5112. Nearby amenities include Lidl and Tesco, gyms and a pharmacy with an onsite café. Shrewsbury is the County Town of Shropshire and has a significant catchment population as well as acting as an administrative and tourist centre. The town is sat on the River Severn and had a population of 71,715 at the 2011 census. The town is located approximately 48 miles west of the City of Birmingham and approximately 44 miles south of the City of Chester. There is access to the national road network via the A5(M54 link road).

## ACCOMMODATION

The accommodation comprises the following areas:

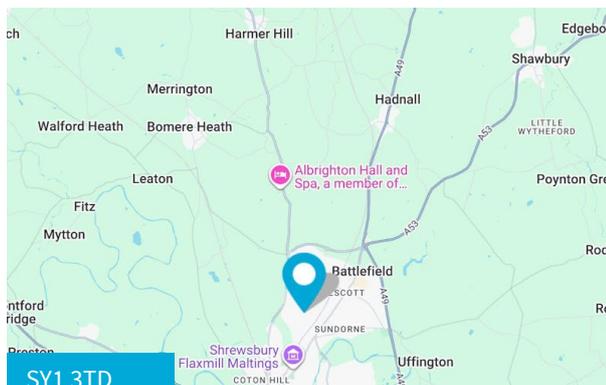
Name	sq ft	sq m	Availability
Ground - Office 8	110.60	10.28	Available
<b>Total</b>	<b>110.60</b>	<b>10.28</b>	

## PLANNING

Prospective purchasers should make their own enquiries. The premises is understood to have an existing use for Class B and would lend itself to a variety of uses.

## SERVICES

(Not tested at the time of our inspection) We understand that mains water, electricity, drainage are connected to the units. There is oil fired central heating, controlled by thermostats to the radiator, in each office.



## 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 offer 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 30/01/2026



