TO LET

TSR
TOWLER SHAW ROBERTS

SPACIOUS WELL APPOINTED OFFICE / TRAINING FACILITY ARRANGED OVER TWO FLOORS WITH ON-SITE CAR PARKING



UNIT D PLOT 38
VANGUARD WAY
BATTLEFIELD ENTERPRISE PARK
SHREWSBURY
SHROPSHIRE, SY1 3TG

- Modern office / training facility arranged over two floors extending in total to approx. 2,494 sqft (231.85 sqm) with generous on-site car parking.
- Spacious and versatile accommodation providing a combination of open plan and individual office / training areas finished to a high standard having the benefit of gas fired radiator central heating, air conditioning and carpeted floor finishes with loading facilities at the rear.
- Occupying a prominent location within the popular Vanguard Trae Park with convenient access to Shrewsbury Bypass and the A49/A5 and M54/M6.
- Available To Let on a new Lease at a rent of **£22,500** per annum exclusive.

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

Forming part of the popular and ever-expanding Vanguard Trade Park, the unit occupies a prominent roadside position with frontage to Vanguard Way within the principal commercial area of Shrewsbury approximately 2.5 miles north of the Town Centre.

Vanguard Park occupies convenient access close to the Shrewsbury Bypass with direct access to the A49 / A5 and M54 / M6. Vanguard Park is one of the the region's most successful trade parks having been established for more than 10 years with over 40 national, regional and local trade counter and showroom occupiers including Euro Car Parts, Howdens, Rexel and Dulux Decorating Centre.

Description

Occupying a prominent location, this modern mid-terrace premises has been converted and adapted to provide well-appointed offices and training facility arranged over two floors extending in total to approx. 2,494 sqft (231.85 sqm).

The premises which provide a mix of open plan and cellular offices/training rooms, are fitted out to a high standard having the benefit of suspended ceilings with inset LED lighting, gas fired radiator central heating, carpeted floor finishes and partial air conditioning with loading facilities to the rear.

The property also includes generous on-site car parking to the front and rear

Accommodation

	Sqft	Sqm
Ground Floor		
Reception / Open Plan Office	1,065	98.97
Tea Point		
Separate Male & Female W.C's		
Staff Room with fitted kitchen units	267	24.82
Access to rear delivery / parking area		
Staircase to		
First Floor Landing		
Training Room	404	37.55
Interview Room	136	12.68
Meeting Room	198	18.44
Storage Area Overall	424	39.39
Separate W.c.		
Total	**2,494**	**231.85**

Services (Not Checked or Tested)

It is understood that mains water, electricity, gas and drainage services are connected. Interested parties are advised to make their own enquiries with the relevant utility companies

Tenure

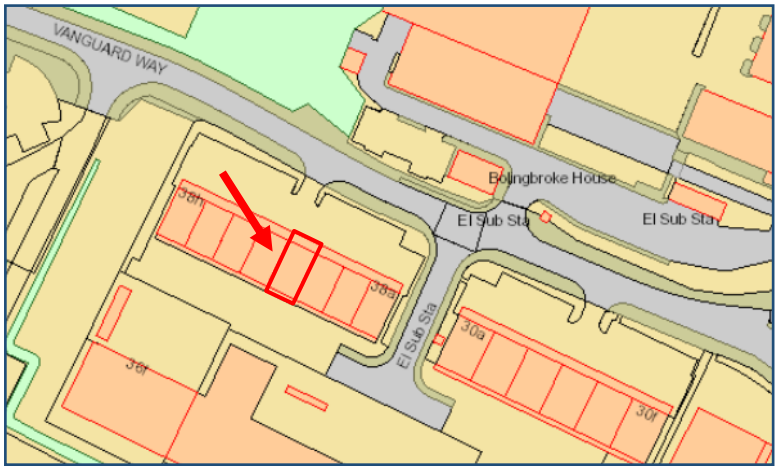
The property is available To Let on new Lease for a minimum term of 3 years or multiples thereof subject to 3 yearly upward only rent reviews on a Tenant's full repairing and insuring basis.

Rent

£22,500 per annum exclusive, payable quarterly in advance.

Energy Performance Certificate

Energy Performance Rating – C 64



For Reference purpose only Scale: Not to Scale

Estate Service Charge

There is an estate service charge payable in addition for the maintenance and upkeep of the communal areas or the Vanguard Trade Park. Further details are available upon request from the Letting Agents.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Warehouse and offices
Rateable Value – £22,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Planning

Interested parties are advised to make their own enquiries with the Local Authority regarding their intended use.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND Tel: 0345 678 9000

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

June 2026 / Amended November 2026

TSR Surveyors
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Tel: 01743 243900

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