

# TO LET

# TSR

TOWLER SHAW ROBERTS

## SUBSTANTIAL OFFICE SUITE WITH CAR PARKING CLOSE TO SHREWSBURY TOWN CENTRE



### GROUND FLOOR OFFICE SUITE

### NEW ZEALAND HOUSE

160 – 162 ABBEY FOREGATE

SHREWSBURY

SHROPSHIRE, SY2 6FD

- Ground floor office suite extending in total to approx. 3,350 sqft (311.31 sqm) with 12 on-site car parking spaces
- Versatile accommodation comprising open plan and cellular office space with carpeted flooring, air conditioning and perimeter trunking
- Prominent roadside location within walking distance of Shrewsbury Town Centre with excellent access to the A5 and M54 motorway.
- Available To Let on a new Lease. Rent: **£26,800** per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

New Zealand House is prominently situated in Abbey Foregate within walking distance of Shrewsbury Town Centre and having excellent access to both the A5 bypass and M54 motorway. The property is located close to a host of professional services and local amenities including post office, ASDA supermarket and a selection of restaurants and cafés.

Shrewsbury is the County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

## Description

This substantial ground floor office suite extends in total to approximately 3,350 sqft (311.31 sqm) and is accessed via a shared central reception foyer and comprises a large open plan general office, two cellular offices, large board/conference room, server room, kitchenette/staff room and shared toilet facilities.

The accommodation boasts carpeted flooring, suspended ceilings with inset lighting, low level perimeter trunking, air conditioning and gas fired radiator central heating.

Externally the property further benefits from 12 allocated car parking spaces, secure bicycle shelter and landscaped areas.

## Accommodation

	Sqft	Sqm
Open plan general office	2,006	186.39
Manager's office/office 1	154	14.3
Board/conference room	470	43.66
Office 2	416	38.66
Server room	156	14.51
Kitchen/ staff room	148	13.79
<b>Total</b>	<b>3,350</b>	<b>311.31</b>

## Services (Not Checked or Tested)

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

## Tenure

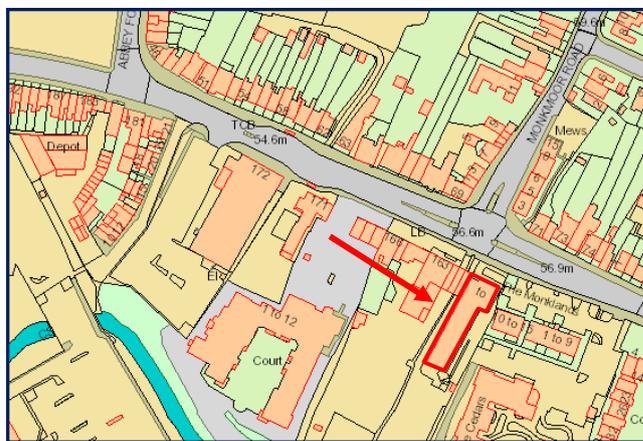
The premises are available to let on a new Tenant's apportioned full repairing and insuring basis, recoverable by way of Landlord's service charge for a term to be agreed.

## Rent

**£26,800** per annum exclusive, payable quarterly in advance.

## Energy Performance Rating

Energy Performance Asset Rating: D 91



For Reference purpose only

Scale: Not to Scale

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Office and premises

Rateable Value – TBC

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

We understand that the property has consent for office use within Class B1 of the Town & County Planning (Use Classes) Order 1987. Interested parties are recommended to make their own enquiries to the Local Planning Authority regarding their intended use.

## Local Authority

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

## Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Landlord has elected to charge VAT on the property.

## Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

## Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

April 2019

## TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA  
Tel: 01743 243900 Fax: 01743 243999

Also at

## Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE  
Tel: 01952 210222 Fax: 01952 210219

Also at

## 4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA

Tel: 01902 421216 Fax: 01902 426234

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## Consumer Protection from Unfair Trading Regulations 2008

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