

TO LET

TSR

TOWLER SHAW ROBERTS

NEWLY REFURBISHED GROUND FLOOR OFFICE SUITE WITH ON-SITE CAR PARKING



GROUND FLOOR OFFICE SUITE A

NEW ZEALAND HOUSE

160 – 162 ABBEY
FOREGATE

SHREWSBURY

SHROPSHIRE, SY2 6FD

- Newly refurbished ground floor office suite extending in total to approx. 1047 sqft (97.26 sqm) with on-site car parking.
- Versatile accommodation comprising open plan office space and separate kitchenette having carpeted flooring, combined heating/comfort cooling and perimeter trunking.
- Prominent and accessible location within walking distance of Shrewsbury Town Centre and the main road network.
- Available To Let on a new Lease. **Rent: Based on £10.00 per sqft per annum exclusive**

Call 01743 243900

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 local 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, 18 miles west of Telford, 55 miles north west of Birmingham and 40 miles south of Chester.

Description

This newly refurbished ground floor office suite extends in total to approximately 1,047 sqft (97.26 sqm) and comprises a large open plan general office, with separate kitchenette/staff room, storeroom and shared toilet facilities.

The accommodation boasts carpeted flooring, suspended ceilings with inset lighting, low level perimeter trunking and combined heating/comfort cooling and having access from a shared central reception foyer.

The premises further benefit from 2 allocated car parking spaces, secure bicycle shelter and landscaped areas.

Accommodation

	Sqft	Sqm
Open plan general office	841	78.10
Storage Room	81	7.55
Kitchen/ staff room	125	11.66
Total	1,047	97.26

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 lease for a term of years to be agreed expiring on 25th February 2028 on a Tenant's pro-rata full repairing and insuring basis, recoverable by way of Landlord's service charge.

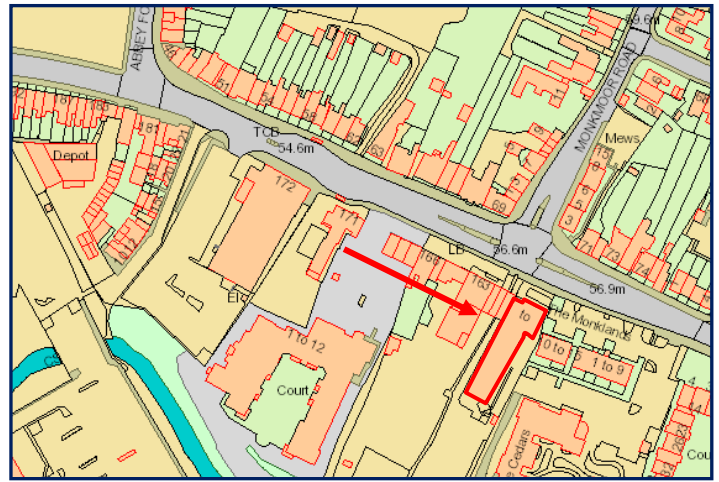
The lease is to be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

Based on £10.00 per square foot per annum exclusive, payable quarterly in advance.

Service Charge

A Landlord's Service Charge will be payable in addition to cover the cost of maintaining the common parts of the building and external landscaping and maintenance. Further details are available from the



For Reference purpose only

Scale: Not to Scale

Business Rates

The premises are to be reassessed for rating purposes.

Energy Performance Rating

Energy Performance Asset Rating: B 33

Planning

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

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 LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

February 2023 / Amended March 2023

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

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."