

TO LET

TSR

TOWLER SHAW ROBERTS

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



**FIRST FLOOR OFFICE
SUITE C**

NEW ZEALAND HOUSE

**160 – 162 ABBEY
FOREGATE**

SHREWSBURY

SHROPSHIRE, SY2 6FD

- Spacious newly refurbished first floor office suite extending to approx. 1,912 sqft (177.62 sqm) with on-site car parking.
- Well -appointed versatile accommodation comprising open plan office space with carpeted flooring, combined heating/ comfort cooling, perimeter trunking and lift access.
- Prominent roadside 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 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 spacious newly refurbished first floor office suite extends in total to approximately 1,912 sqft (177.62 sqm) and comprises a large open plan area, providing flexible accommodation to suit occupiers' individual requirements having kitchenette and shared toilet facilities and lift access from a ground floor central reception foyer.

The accommodation is fitted out to a modern standard having carpeted flooring, suspended ceilings with inset lighting, low level perimeter trunking and combined heating/comfort cooling.

The premises further benefit of 5 allocated car parking spaces, with secure bicycle shelter and landscaped areas.

Accommodation

	Sqft	Sqm
Total	1,912	177.62

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.

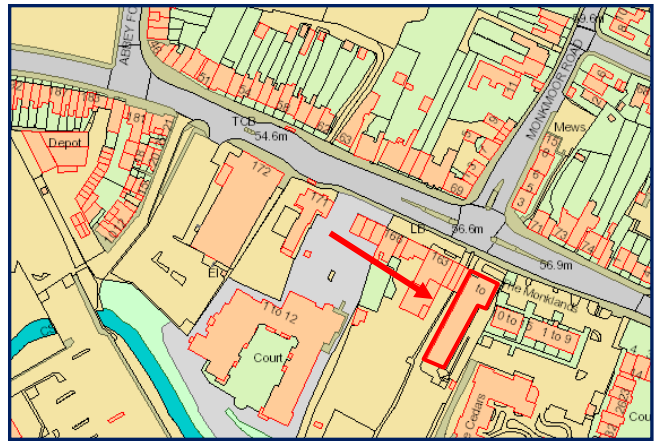
The lease is to be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

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 Letting Agent on request.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: B 37

Business Rates

The premises are to be reassessed for rating purposes.

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

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Also at

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Also at

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Tel: 01902 421216 Fax: 01902 426234

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Important Notice

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