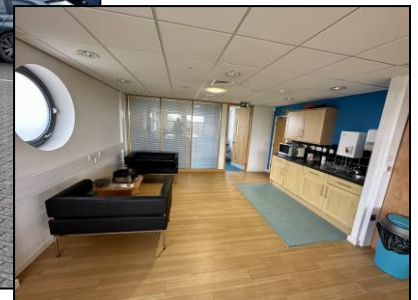


TO LET

TSR

TOWLER SHAW ROBERTS

MODERN WELL-APPOINTED FIRST FLOOR OFFICE SUITE WITH GENEROUS ON-SITE CAR PARKING



FIRST FLOOR OFFICE SUITE

SITKA HOUSE

**SHREWSBURY BUSINESS
PARK**

SHREWSBURY

SHROPSHIRE

SY2 6LG

- Modern well-appointed first floor offices extending to approximately 2,211 sqft (205.34 sqm) with lift access and 10 car parking spaces.
- Versatile accommodation providing a large open plan general office/reception area, separate individual cellular offices, boardroom and staff facilities.
- Forming part of a modern contemporary office building occupying a convenient location within the premier Shrewsbury Business Park with good access to the main road network.
- Available To Let on a new Lease. Rent: **£25,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a convenient position within the premier Shrewsbury Business Park, a fast expanding and prestigious office location with easy access to the A5 bypass and M54 motorway, approximately 1 mile east of Shrewsbury Town Centre.

Shrewsbury Business Park is the premier office park and has attracted a number of well-known companies and organisations including, Shropshire Council, Handlesbanken, Whittingham Riddell (Chartered Accountants), FBC Manby Bowdler, Brewin Dolphin and NFU Mutual together with local facilities including Busy Bees Children's Day Nursery, Holiday Inn Express and Co-op Convenience Store.

Description

Occupying the first floor of this modern two storey purpose-built office building, the self-contained office suite provides attractive and well-appointed accommodation extending in total to approx. 2,211 sqft (205.34 sqm) comprising large open plan general office/reception area with separate cellular offices and kitchenette facilities. The premises are fitted out to a modern standard, having the benefit of carpeted/ vinyl floor finishes, suspended ceilings with inset lighting, combined comfort cooling/heating system and perimeter data trunking with kitchenette and staff toilet facilities.

In addition the suite benefits from passenger lift access and includes 10 designated car parking spaces.

Accommodation

	Sqft	Sqm
Open Plan Office	1,273	118.27
Office 1	404	37.57
Office 2	250	23.24
Office 3	113	10.45
Server Room	105	9.71
Storeroom 1	42	3.87
Storeroom 2	24	2.23
Total	2,211	205.34

Tenure

The property is offered To Let on a new Lease for a minimum term of 5 years, or multiples thereof subject to 5 yearly upward only rent reviews on a Tenant's full repairing and insuring basis.

Rent

£25,000 per annum exclusive, payable quarterly in advance.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Offices and premises
Rateable Value - £27,250

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.

TSR House

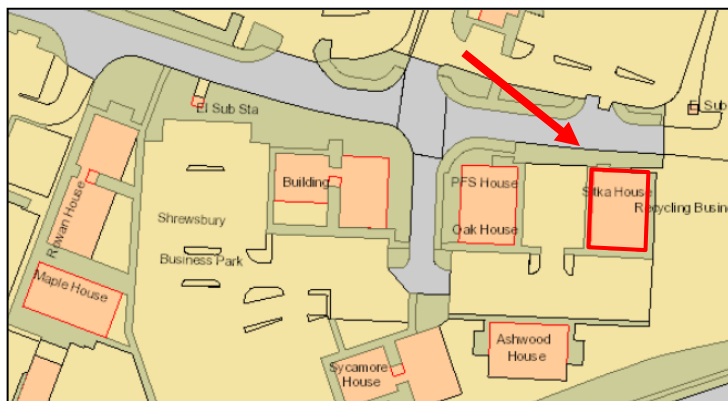
Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA
Tel: 01743 243900

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216

Also at

Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: B (38)

Services (Not Checked or Tested)

Mains water, drainage and electricity services are understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Planning

Interested parties are advised 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

The incoming Tenant will be responsible for payment of the Landlord's legal costs including Stamp Duty and VAT in connection with the grant of a Lease.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We advise that the property has been elected for VAT.

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.

November 2023

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."