

TO LET

TSR

TOWLER SHAW ROBERTS

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



**FIRST FLOOR OFFICES
COLCHIS HOUSE
BRASSEY ROAD
OLD POTTS WAY
SHREWSBURY
SY3 7FA**

- Modern first floor office suite extending to 1,727 sqft (160.44 sqm) with 6 car parking spaces.
- Well-appointed accommodation providing a mix of open plan and cellular office rooms with kitchenette and male and female w.c's
- Forming part of a modern contemporary mixed-use building occupying a convenient location within walking distance of Shrewsbury Town Centre and other amenities.
- Available to Let on a new Lease. Rent: **£17,500** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property is conveniently situated in an established business location within walking distance of Shrewsbury Town Centre. Other occupiers nearby include Severnside Housing, Dyke Yaxley Accountants, Farr and Harris, Volvo Showroom and Asda Supermarket. A bus service is nearby and the property is well placed for access to the A5 and A49 trunk roads and the M54 motorway.

Shrewsbury is the historic County Town and main administrative centre of Shropshire and is located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles north west of Birmingham and 45 miles south of Chester.

Description

Colchis House comprises a modern two-storey office building of brick elevation beneath a pitched concrete bled roof with existing occupiers including Argo Dental Practice and Towler Shaw Roberts Chartered Surveyors.

The first floor office suite provides versatile accommodation offering a mix of open plan offices with 6 private offices/meeting rooms and staff facilities. The accommodation is well-appointed with carpeted floor, suspended ceiling with inset lighting, perimeter trunking, gas central heating and fitted window blinds. Externally the suite benefits from 6 car parking spaces in the shared car park.

Accommodation

	SQFT	SQM
Comprising offices, kitchen, male and female w.c.'s	1,727	160.44
TOTAL	1,727	160.44

Services (Not Checked or Tested)

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

Tenure

The premises are available To Let on a tenant's pro-rata full repairing and insuring basis for a term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

Rent

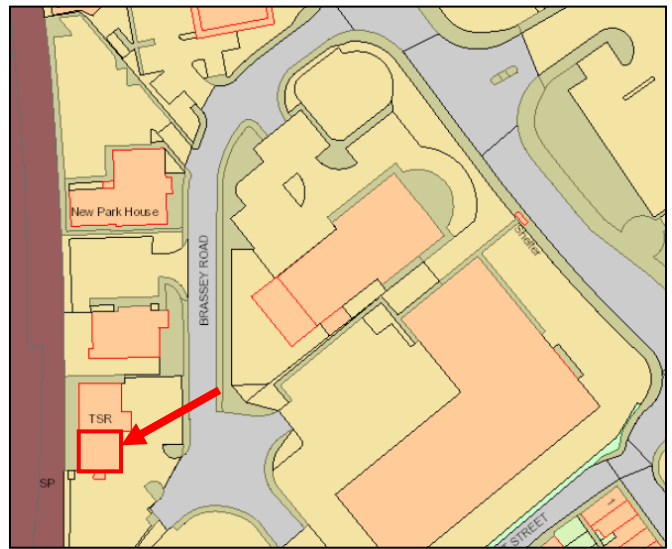
£17,500 per annum exclusive, payable quarterly in advance.

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
Rateable Value – £16,000

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.



For Reference purpose only

Scale: Not to Scale

Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Energy Performance Rating

Energy Performance Asset Rating: B 39

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. We are advised that the Landlord has not elected to charge VAT on the property at the present time.

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

March 2024

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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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."