



Flexspace,
Stafford Drive,
Battlefield Enterprise Park,
Shrewsbury
SY1 3FE

Flexible Terms – ‘Easy In Easy Out’ Tenancy Agreements

To Let

Subject to contract



Fully Serviced Offices/Workshops to Let on popular Business Park.

“Easy-in, easy-out” terms, no legal costs, simple tenancy agreements.

Offices from 215 sq ft

3 Barker Street Shrewsbury SY1 1QF

01743 276666 Fax 01743 233899 www.cgpooks.co.uk commercial@cgpooks.co.uk

OFFICES

Flexspace Shrewsbury provides flexible fully serviced executive office spaces to rent in a range of sizes.

The offices are furnished complete with telephone(s) handsets, Cat II lighting, heating and carpeting. There is a lift to the first floor.

Other benefits include on-site parking, a Café, a shower room, reception services if required and 2 meeting rooms and a training room available offering a range of layouts and sizes. All meeting rooms are equipped with broadband while telephone and presentation equipment is also available. On-site catering for meetings can also be provided through building manager at an additional charge.

Flexspace provides the latest flexible communications with fast broadband instantly available. The state of the art phone system supports a whole range of benefits including remote access, call forwarding and the ability to switch calls to and from mobile handsets giving you the ability to manage your calls with complete flexibility.

Built to a “very good” BREEAM rating and with waste recycling collection areas.

The partially inclusive monthly rent includes rates, service charge, furniture sets, telephone lines and handset (including line rental). Utilities, meeting room hire and VAT on rent to be charged separately.

WORKSHOPS

Flexspace Shrewsbury provides flexible workshop space to include 3 phase electricity, lighting, WC and tea point, telephones and broadband. The units also include a sectional up and over shutter and personnel access door.

Built to a “very good” BREEAM rating and with waste recycling collection areas.

On-site parking. Good road links A49/A5 and M54.

Monthly rent includes, service charge and buildings insurance. There are additional charges for electricity, water, business rates, telecoms and broadband.

SITUATION

Flexspace is situated at Battlefield Enterprise Park. Local facilities nearby in Harlescott include banks, public house/restaurant and Tesco supermarket. The Business Park is located just off Whitchurch Road, which leads onto the A49, and has good links to the A5 trunk road, leading to the M54. Shrewsbury town centre is about 2 miles distant; Telford 12 miles.

ACCOMMODATION *(All measurements are approximate and are given on a net internal floor area basis)*

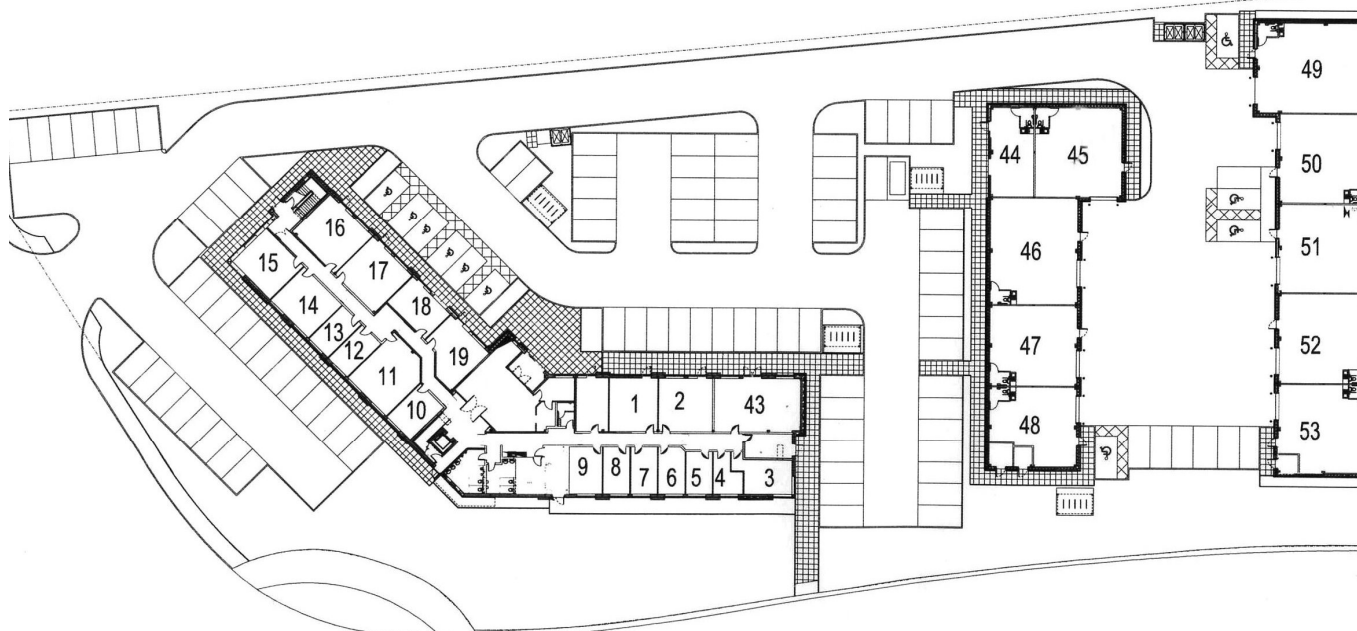
Office/ Workshop no.	Type	Size in sq ft.	Availability
2	Office	380 sq ft	Now
21	Office	385 sq ft	Now
23	Office	385 sq ft	Now
24	Office	310 sq ft	Now
29	Office	330 sq ft	Now
33	Office	435 sq ft	Now
38	Office	215 sq ft	Now
40	Office	395 sq ft	Now

More space, both office and workshop, available soon, please ask for details.

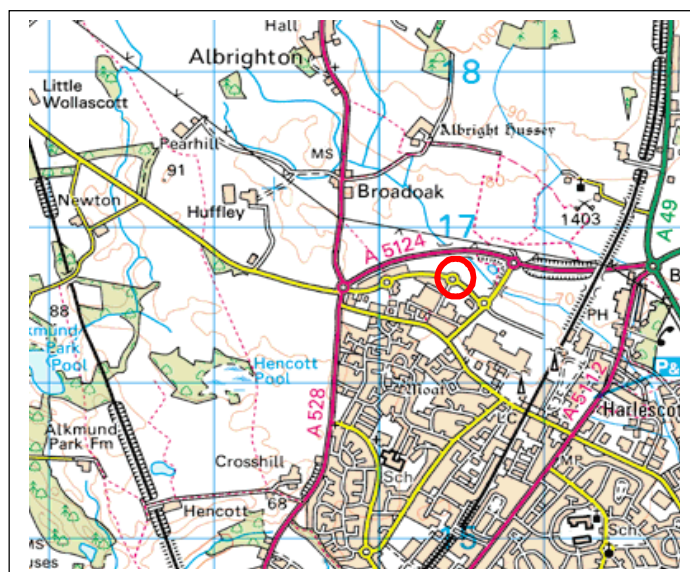
VIEWING

By arrangement with Cooper Green Pooks – ask for Alessio Dyfnallt or Harry Belshaw - 01743 276 666





GROUND FLOOR PLAN



Regulated by RICS



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