

3 ANCHORAGE AVENUE (PLOT 25) SHREWSBURY BUSINESS PARK, SY2 6FG

TO LET

Rent: £120,000 per annum

Subject to contract



New detached Office Building to be built to an Occupier's Timescale

Located in Shropshire's Premier office location

Total area approx.

721.47 sq m (7,766 sq ft)

SHREWSBURY BUSINESS PARK

DESCRIPTION

The property, on Plot 25 Shrewsbury Business Park, comprises a detached office building, to be constructed to offer well positioned workspace arranged on two floors together with “mezzanine” suite, offering fine views across the Park to the Shropshire Hills. At the rear is a secure car park screened by mature landscaping.

SITUATION

The property is prominently situated in the centre of the Park amongst a range of office concerns including NHS, NFU Mutual, Brewin Dolphin, Shropshire Council, Whittingham Riddell, etc.

Local facilities including Busy Bees Children’s Day Nursery and Holiday Inn Express with restaurant and small conference facilities are to hand, together with a Co-op convenience store, Greggs, and support shops. There is a frequent bus service to Shrewsbury Town Centre within normal working hours with stops at London Road and Wenlock Road.

Shrewsbury Business Park is the principal office location for Shrewsbury, located adjacent to the A5 trunk road, giving access to the A49 and M54 motorway. Amenities including Retail Park, Bannatyne Fitness and additional restaurant/conference facilities at Shrewsbury Town Football Club are a short distance away (1 mile) at Meole Brace; Shrewsbury town centre with its extensive range of shopping and social amenities and railway station is about 2 miles away. Telford 12 miles, Chester 45 miles, Birmingham 55 miles.

ACCOMMODATION *(Measured from plans, areas given on a NIFA basis)*

Ground Floor

Reception Area

Offices

291.06 sq m (3,133 sq ft)

Capable of division into 2 suites. Provision for kitchenette/tea point

Male and Female toilets

Disabled WC

Stairs and Lift access to

First Floor

Offices

291.06 sq m (3,133 sq ft)

also capable of division into 2 suites and enjoying well positioned wide corner windows giving an open aspect. Provision for kitchenette/tea point

Male and Female toilets

Shower

Stairs and Lift access to

Second Floor

Offices

139.35 sq m (1,500 sq ft)

Male and Female toilets

Access to Balcony with fine views across the Park

Total area

721.47 sq m (7,766 sq ft)

Outside

Landscaped forecourt and boundaries adjacent to mature coppice. Car park with 32 parking spaces. Cycle parking. Refuse/bin stores.

SERVICES

Mains drainage, water and electricity installed, subject to connection charges by the utility companies. Comfort cooling/heating system. Dual resilience telecoms are supplied to the Park. Electric car charging facility, solar panels and grey water harvesting options available (may be at extra cost).

TENURE

The premises are available on a pre-let basis as a whole on a new tenant’s full repairing and insuring lease, subject to 5 yearly upward only rent reviews. Lease terms to be agreed (minimum 12 years).

If split into suites there will be a service charge to cover the cleaning, lighting, maintenance etc of common areas including hall, stairs, landing and lifts, building repairs and insurance, fire alarm testing, etc.

Alternatively, the property is available as a whole for sale by way of a forward contract on a freehold vacant possession basis. There is an estate management charge payable by occupiers of Shrewsbury Business Park to cover the landscaping and maintenance of common areas, site management and security.

RENT/PRICE

Offers around £120,000 per annum exclusive (whole building)

Freehold price on application.

COSTS

Each side to pay their own legal and surveyors' costs in respect of the transaction. Incoming tenant/purchaser to pay stamp duty and any other associated costs.

FIXTURES AND FITTINGS

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from the letting/sale. For certain items, i.e. carpets, tea points, some partitioning etc, dependent on the stage of construction, an allowance can be given for the standard cost of these items towards an occupier's choice. Further details upon request. A general specification is also available.

VAT

All prices and rents mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. Please note that VAT is payable in addition to the rent/purchase price.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND 0345 678 9000

TOWN PLANNING

The development has consent for Offices within Class B1 of the Town & Country Planning Act (Use Classes) Order 1987.

RATING ASSESSMENT

The property has yet to be assessed for business rates and prospective occupiers should rely on their own enquiries with the Valuation Office.

WARRANTIES / EPC

Construction and design warranties are available. Energy Performance ratings to be assessed.

DEVELOPER

Alaska Property Group in association with Shropshire Council.

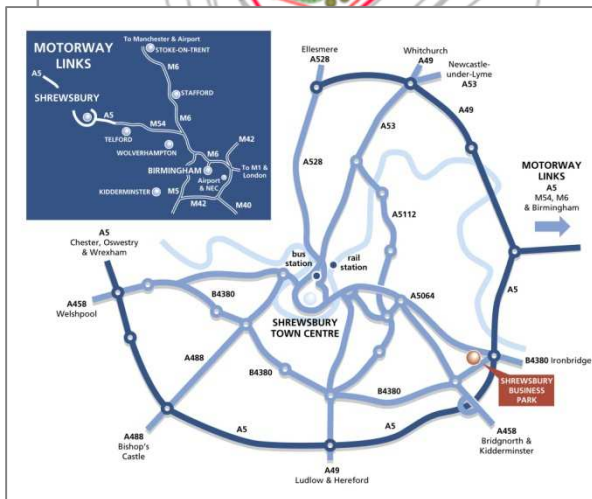
VIEWING

By arrangement with Cooper Green Pooks. Ask for Alessio Dyfnallt ad@cgpooks.co.uk or Charles Howell cth@cgpooks.co.uk 01743 276666.





Indicative Layout Only



Regulated by RICS

SHREWSBURY BUSINESS PARK

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