

ANCHORAGE AVENUE (PLOT 31) SHREWSBURY BUSINESS PARK, SY2 6FG

FOR SALE OR TO LET

Price: £2,775,000 Rent: £210,000 per annum

Subject to contract



New Detached High Specification Office Building

Prominently Situated at Shropshire's Premier Office Location

**Total area approx.
1405 sq m (15,118 sq ft)**

SHREWSBURY BUSINESS PARK

DESCRIPTION

The property, on Plot 31 Shrewsbury Business Park, comprises a high specification detached office building, to be constructed to offer a modern working environment arranged on three floors with balcony overlooking the Shropshire Hills. Car Parking to the rear.

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, Enviros Consulting, etc.

Local facilities including bus stops, NuNu Children's Day Nursery and Holiday Inn Express with restaurant and small conference facilities are to hand. There is a frequent bus service to Shrewsbury Town Centre within normal working hours.

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. Local 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. There is a bus service to and from Shrewsbury town centre at 15 minute intervals during the working day. Telford 12 miles, Chester 45 miles, Birmingham 55 miles.

ACCOMMODATION *(Measurements are approximate and on an IPMS3 (office) basis)*

Ground Floor

Reception Lobby

Offices

614 sq m (6,607 sq ft)

Provision for kitchenette/tea point

Male and Female/Disabled toilets

Stairs and Lift access to

First Floor

Offices

614 sq m (6,607 sq ft)

Provision for kitchenette/tea point

Male and Female/Disabled toilets

Second Floor

Offices

88.5 sq m (952 sq ft)

Balcony

88.5 sq m (952 sq ft)

Total area

1405 sq m (15,118 sq ft)

Outside

Landscaped forecourt and boundaries adjacent to mature coppice. Car park with 63 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.

TENURE

The property is available on a 10 year lease (5 year rent review) on a tenant's full repairing and insuring lease.

The property is also available as a whole, for sale or to let by way of a forward contract. 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.

Alternatively lettings per floor may be considered.

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/ 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 but can contact the agents for further information.

WARRANTIES / EPC

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

DEVELOPER

Alaska Property Group.

VIEWING

By arrangement with Cooper Green Pooks. Ask for Alessio Dyfnallt or Charles Howell 01743 276666.



