

TO LET

TSR

TOWLER SHAW ROBERTS

RECENTLY REFURBISHED GROUND FLOOR OFFICE SUITE WITH PARKING ON FRINGE OF SHREWSBURY TOWN CENTRE



SUITE 1
OBSERVER HOUSE
ABBEY LAWN
ABBEY FOREGATE
SHREWSBURY
SY2 5DE

- Attractive Self-contained ground floor office suite extending to approx. 828 sqft (76.87 sqm) with 3 on site car parking spaces
- Versatile office accommodation benefitting from perimeter trunking, new carpeted floors, fluorescent strip lighting and new electric storage heaters
- Sought after location within walking distance of Shrewsbury Town Centre and a short distance to the A5 and M54 motorway
- Available To Let on a new Lease. Rent based on £9.50 per sqft per annum exclusive

Call 01743 243900

www.tsrsurveyors.co.uk

Location

Abbey Lawn is excellently located on the fringe of Shrewsbury Town Centre having the benefit of easy access from the A5, A49 and M54 whilst also being within easy walking distance of the Town Centre.

Abbey Foregate is a popular mixed commercial and residential area having a Newsagents, Public House, Restaurants and Post Office all situated in close walking distance of the Abbey Lawn development. Two supermarkets and a large open surface car park are also situated within close proximity.

Description

The suite forms part of a sought after development, being located on the ground floor of this two storey office building of traditional construction with passenger lift access. The development boasts attractive landscaped areas and has the benefit of on-site parking.

Suite 1 provides accommodation extending to 828 sqft (76.87 sqm) incorporating an open plan general office, separate Manager's office and boardroom recently refurbished with new carpets and electric heaters In addition to perimeter trunking and fluorescent strip lighting.

The suite is accessed via a shared entrance foyer with male, female and disabled w.c. facilities and kitchenette together with three designated car parking spaces.

Accommodation

	Sq.ft.	Sqm
Open plan general office	459	42.6
Manager's office	157	14.6
Boardroom	212	19.67
Shared male/female w.c's and kitchenette		
Total	828	76.87

Services (Not Checked or Tested)

We are advised that mains water, electricity and drainage services are connected or available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The premises are available To Let on a new lease for a term of 3 years or multiples thereof, subject to three yearly upward only rent reviews on a Tenant's pro-rata full repairing basis by way of a Landlord's service charge.

Rent

Based on £9.50 per sqft exclusive.

VAT

All costs / prices are exclusive of but subject to VAT if applicable. We are advised that the Landlord has elected to charge VAT on the property.



For Reference purpose only

Scale: Not to Scale

Energy Performance Rating

Energy Performance Asset Rating: E (123)

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Office and premises
Rateable Value - £6,400

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.

Planning

It is understood that the property has consent for office use within Class B1 of the Town & County Planning (Use Classes) Order 1987. We understand an element of class A2 (Financial and professional services) is also considered to be acceptable. Interested parties are recommended 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

Each party will be responsible for their own legal costs in respect of the transaction.

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.

September 2019

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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