

# TO LET

# TSR

TOWLER SHAW ROBERTS

## PROPOSED OFFICE DEVELOPMENT IN ESTABLISHED BUSINESS PARK



### PROPOSED OFFICE DEVELOPMENT

**LEASOWES BUSINESS PARK  
COUNDRY**

**Nr. SHREWSBURY**

**SHROPSHIRE**

**SY5 6AF**

- Proposed office development located within the established Leasowes Business Park extending to approx. 1,439 sq.ft. (133.7sq.m.)
- An attractive barn conversion with contemporary accommodation over two floors.
- Offices to benefit from superfast broadband connection
- Convenient location between Shrewsbury and Telford whilst enjoying an attractive landscaped setting with generous on site car parking and staff facilities
- Available on a pre-let basis. Rent: Based on **£10.00** per sq.ft. per annum exclusive.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

## Location

Forming part of the established Leasowes Business Park, the office development is conveniently located within the Shropshire Village of Cound, accessed off the A458 between the rural villages of Crosshouses and Cressage, approximately 7 miles South East of the County Town of Shrewsbury where a variety of local amenities are available.

## Description

The proposed development provides office accommodation over two floors within an attractively converted barn providing contemporary accommodation throughout, extending to approximately 1,439 Sq.Ft. (133.7 sq.m.) including carpeted flooring, central heating, IT with super-fast Broadband connections and modern lighting together with toilet and tea making facilities on each floor.

Outside the property will enjoy an attractive landscaped setting together with ample on site car parking.

## Accommodation

	Sqft	Sqm
Ground Floor	624	58
First Floor	815	75.7
<b>Total</b>	<b>1,439</b>	<b>133.7</b>

## Specification

The offices are to be fitted out to provide modern office accommodation that can be tailored to suit occupier's specific requirements. Plans and other information of the proposed development are available from the Letting Agents upon request.

## Services (Not Checked or Tested)

Mains water, electricity and drainage services are understood to be connected. Electric or oil fired central heating is to be provided. 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 years to be agreed subject to three yearly upward only rent reviews, on a Tenant's full repairing and insuring basis. The property is available either as a whole or as two separate suites.

## Rent

Based on **£10.00** per sq.ft, per annum exclusive payable quarterly in advance.

## Business Rates

The property has yet to be assessed for business rates. Interested parties are advised to make their own enquiries with the Valuation Office.



For Reference purpose only

Scale: Not to Scale

## Service Charge

The Tenant will be required to pay an apportioned service charge to cover costs of the communal facilities and upkeep of the Business Park.

## Energy Performance Rating

Energy Performance Asset Rating: TBC

## Planning

We are verbally advised that the property has existing planning permission for Class B1 (Office) Use. Interested parties are requested to make their own enquiries to the Local Authority regarding their intended use.

## Local Authority

The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 678 9000.

## Legal Costs

The incoming Tenant will be expected to pay the Landlord's reasonable legal costs in connection with the grant of the Lease.

## VAT

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

## 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.

July 2016

### 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 Tettenthall Road, Wolverhampton, West Midlands, WV1 4SA  
Tel: 01902 421216 Fax: 01902 426234

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