



Alliance Court, Ludlow Eco Park, Shropshire, SY8 1ES

The property comprises a development of two detached office buildings constructed around a central car park.

Tenure	To Let
Available Size	12,230 sq ft / 1,136.20 sq m
Rent	£10,600.00 per month
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- > Established commercial location, situated on an Eco Park

Description

The property comprises a development of two detached office buildings constructed around a central car park which provides approximately 48 parking spaces. Built in 2007, both buildings are of steel frame construction with block and brickwork elevations with pitched roofs covered in profile metal cladding. The windows are metal framed and double glazed throughout and the atrium areas in the main stairwells feature full height glazing to both floors. The specification includes raised floors, gas fired central heating and individual comfort cooling cassettes to each unit.

includes a passenger lift plus male, female and disabled toilets on each floor as well as a shower on the ground floor.

Location

Ludlow is a thriving, historic market town and the administrative centre for South Shropshire. It is a popular tourist destination, being situated on the edge of the Shropshire Hills Area of Outstanding Natural Beauty. The town has fine examples of architecture from the Medieval, Tudor and Georgian periods. Foremost among these buildings are Ludlow Castle and the Parish Church of St Laurence.

Ludlow Eco Park is situated just off the A49 bypass, approximately 1.6 km (1 mile) east of Ludlow town centre. The Park has been developed on environmental sustainability principles, with all buildings required to be constructed to BREEAM 'Excellent' standards – the building industry's highest rating for environmental excellence in construction – in order to reduce greenhouse gas emissions by 50%. The Park is a partnership scheme involving South Shropshire District Council, regional development agency Advantage West Midlands and the Rural Regeneration Zone. The Eco Park is also home to the Ludlow Park and Ride, providing easy, convenient and environmentally friendly access to Ludlow town centre.

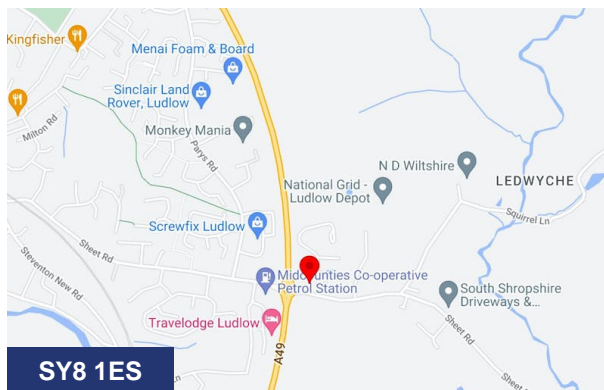
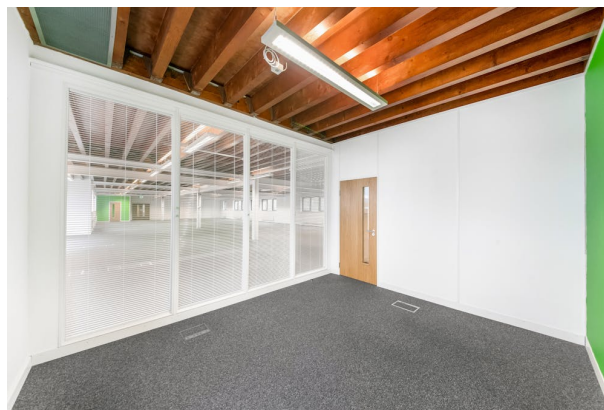
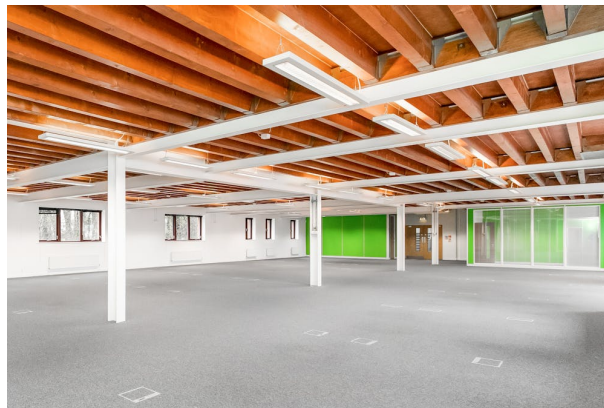
The town is located approximately 68 km (42 miles) south-west of Birmingham, 48 km (30 miles) south of Shrewsbury, 53 km (33 miles) north-west of Worcester and 39 km (24 miles) north of Hereford.

The town benefits from good road communications being served by the A49 which connects with Shrewsbury to the north and Hereford to the south. The town is connected to the national railway network and Birmingham International Airport is approximately 90 km (56 miles) to the north-east.

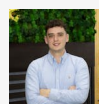
Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Service charge
Unit - Block B	12,230	£10,600 /month	£656 /month



Viewing & Further Information



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