

AVAILABLE
TO LET

TSR
TOWLER SHAW ROBERTS

OPEN-PLAN SERVICED OFFICE SPACE WITH PRIVATE PARKING



JAMES HOUSE
NEWPORT ROAD (A41)
ALBRIGHTON
SHROPSHIRE
WV7 3EW

- Open-plan serviced office suite comprising approximately 1,885 sqft (175.12 sqm)
- Offering excellent transport links, situated just off the A41 and within walking distance of Albrighton Railway Station
- Ample on-site secured private parking provision
- Available to let on an all inclusive rent with flexible lease terms

Call **01952 210222** or **01902 421216**

www.tsrsurveyors.co.uk

Location

The property is conveniently located just off the A41 Newport Road on the outskirts of Albrighton next to the Railway Station. The A41 provides easy access to Junction 3 of the M54 approx. 2.5 miles to the north-west.

Wolverhampton city centre is located approximately 7 miles to the south-east, with Telford and Shrewsbury approximately 7 miles and 20 miles to the north-west respectively.

Description

The property comprises a single open plan office suite within a larger serviced office complex. The building offers shared facilities including a sizeable car park with security gates, a communal reception foyer, a kitchen and male and female lavatories.

The accommodation itself is fitted out to a modern specification featuring painted plastered walls and ceilings, diffused fluorescent lighting, double glazed windows and carpeted flooring. The suite also benefits from its own private pedestrian access directly off the car park.

Accommodation

Approximate Net Internal Area: 1,885 sqft (175.12 sqm)

Services (Not checked or tested)

We are advised that mains water, electricity and drainage are available as well as fibre optic broadband connection and gas fired central heating. Interested parties are however advised to check the position with their advisors/contractors.

Tenure

The property is available on a new lease with terms to be agreed.

Rent

The rent is inclusive of business rates, parking, heating, water and electricity. Please enquire for further details.

Planning

We understand that the offices benefit from an established B1 Use class for general Business purposes. The tenant is responsible for ensuring that all planning requirements are satisfied.



For Reference Only Scale: Not to Scale
Reproduced from the Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Licence No. ES100008021

Local Authority

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

Business Rates

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.

Legal Costs

Both parties are to be responsible for their own legal costs incurred in connection with the letting.

VAT

All costs/prices are subject to the prevailing rate if applicable.

Viewing

By prior appointment with Towler Shaw Roberts LLP.
Tel: (01952) 210222 / (01902) 421216

April 2017

Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at
TSR House
Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No. OC30592-4

Consumer Protection From Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that:

- (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and
- (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.