

SHREWSBURY FLAXMILL MALTINGS

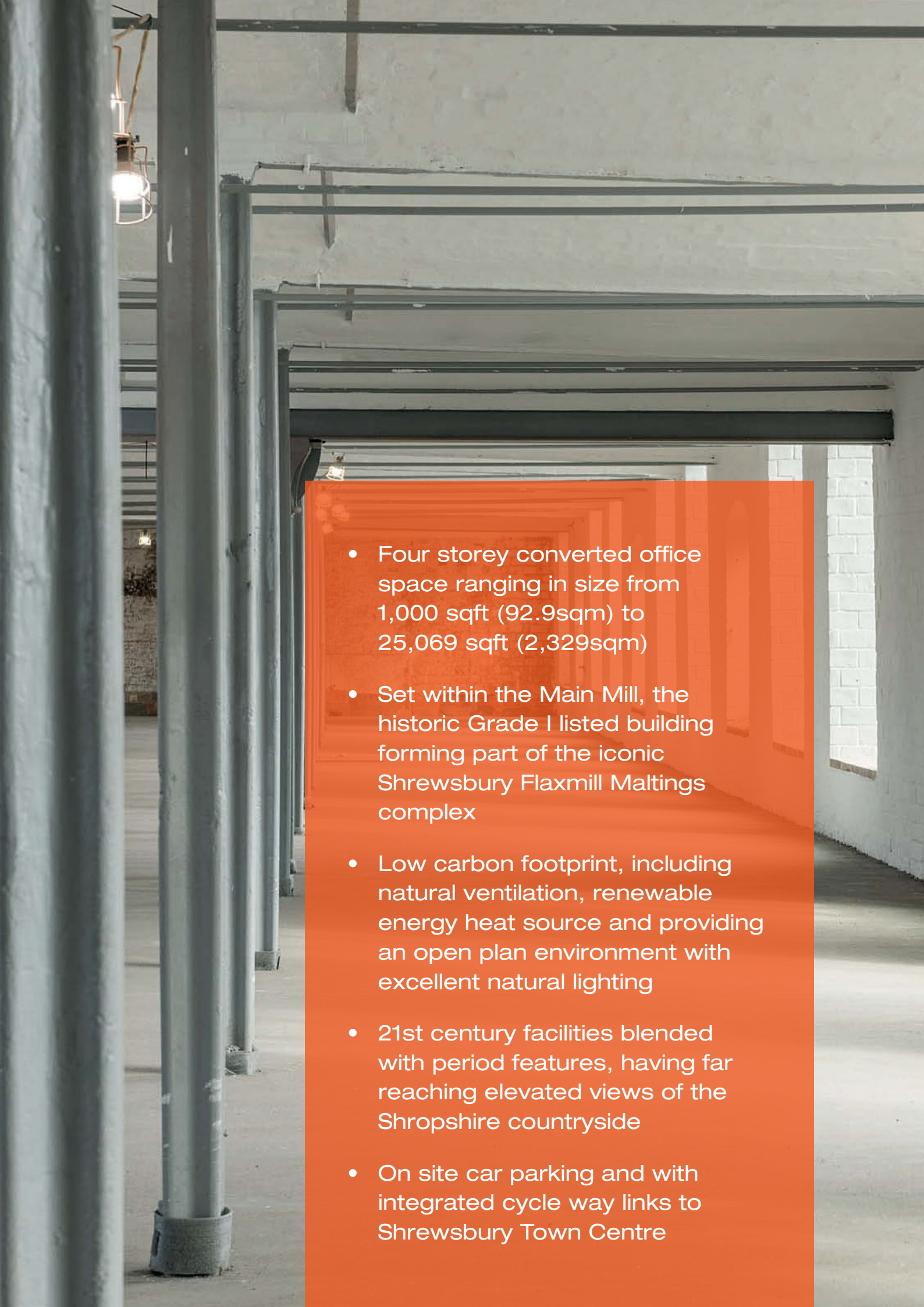


The building that launched a thousand skylines

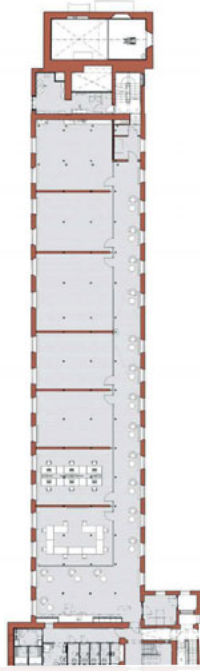


Shrewsbury Flaxmill Maltings SY1 2SZ

OFFICES TO LET

- 
- Four storey converted office space ranging in size from 1,000 sqft (92.9sqm) to 25,069 sqft (2,329sqm)
 - Set within the Main Mill, the historic Grade I listed building forming part of the iconic Shrewsbury Flaxmill Maltings complex
 - Low carbon footprint, including natural ventilation, renewable energy heat source and providing an open plan environment with excellent natural lighting
 - 21st century facilities blended with period features, having far reaching elevated views of the Shropshire countryside
 - On site car parking and with integrated cycle way links to Shrewsbury Town Centre

L1



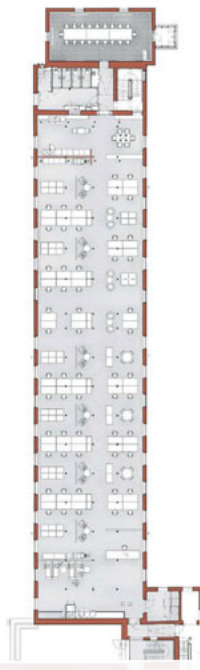
The first floor is to be fitted out to provide individual self-contained suites from 1,000 sqft.

L2



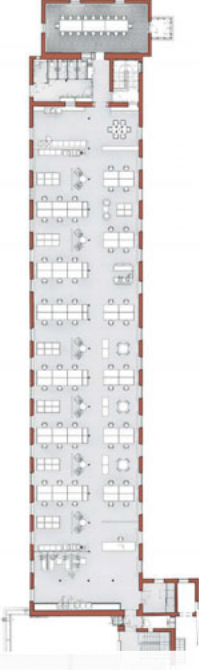
The second floor is to be offered as an open-plan suite.

L3



The third floor is to be offered as an open-plan suite.

L4



The fourth floor is to be offered as an open-plan suite.



Hoist machinery in the Jubilee Tower
© Historic England



Aerial view of the site during restoration
© Historic England

Location

Shrewsbury Flaxmill Maltings occupies a prominent and convenient location on the north side of Shrewsbury within walking distance of the town centre and its numerous facilities and amenities.

Shrewsbury is a popular cultural, tourist and commercial centre being the county town and main administration centre of Shropshire, strategically located at the intersection of the A49 and A5 trunk roads being approximately 15 miles west of Telford, 30 miles from Wolverhampton and 50 miles from Birmingham.

Chester is within 50 miles to the north and Hereford is about 50 miles to the south.

The town is well served by the A5 Shrewsbury bypass which connects to the M54 motorway and the national motorway network to the east. Shrewsbury also has excellent rail connections to neighbouring centres, and to the national rail system having a direct service to London Euston and Manchester Piccadilly.

Shrewsbury has a number of highly respected state and public schools and is also a location for the University of Chester.

The town has a long-established historic heritage being the birth place of Charles Darwin and has become a popular restaurant and leisure destination including the Quarry Park, River Severn, Theatre Severn and the Cinema in the Square.

Shrewsbury Flaxmill Maltings is an integral part of the regeneration of the northern link area within the 'Big Town Plan', which sets out an ambitious vision for the evolution of the town.

Description

Site owner Historic England has fully committed to this multi-million pound project bringing the internationally significant and iconic Shrewsbury Flaxmill Maltings back to life. As the first cast iron framed building in the world, it has been described by Sir Peter Luff, Former Chairman of the National Lottery Heritage Fund as ‘the most important building of the modern age’.

The site first functioned as a mill, producing linen thread from flax. After 90 years, the flax industry declined and the site was converted into a maltings, producing malt for the brewing industry for another 90 years. The site fell into disrepair after the maltings closed in 1987 but is now being prepared for its third century of use.

The restoration of the 1797 Grade I Listed Main Mill and 1898 Grade II Listed Kiln will create a visitor destination and learning centre and café facility on the ground floor with the upper 4 floors being converted to create modern commercial office space.

The offices are to retain a number of period features reflecting the building's industrial heritage, whilst providing a modern working environment for the 21st Century.

The accommodation has been restored with sustainability at the forefront and includes features such as natural ventilation, a low-carbon energy heat source and excellent natural lighting.

Access to the offices will be afforded via personnel lift access from the impressive fully refurbished original Kiln area which serves as the main entrance.

The offices are laid out to provide individual suites ranging in size from 1,000 sqft (92.9sqm) to 6,308 sqft (586sqm) to suit occupiers' individual requirements.

The line of the former canal to the front of the building is to be landscaped and there are also plans to develop the land beyond for a new housing scheme inkeeping with the immediate surrounds. The site will provide onsite car parking with electric charging points, cycle storage and shower facilities to encourage active travel/living.

The accommodation is scheduled to be available for occupation from Spring 2022.

Accommodation

The property is to provide the following accommodation:

First Floor	6,275 sqft	583 sqm
Second Floor	6,243 sqft	580 sqm
Third Floor	6,243 sqft	580 sqm
Fourth Floor	6,308 sqft	586 sqm
Total	25,069 SQFT	2,329 SQM

Services

Mains water, electricity, and drainage services are connected to the property.

Tenure

The individual office suites are available to let on a new Tenant's apportioned full repairing and insuring lease for a minimum term of three years or multiples thereof subject to three yearly upward only rent reviews.

All Leases are to be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

On application. The rent is exclusive of VAT, Landlord's service charge, Local Authority business rates, utility charges etc. to be payable quarterly in advance.

Service Charge

A service charge is payable in addition, for the maintenance and upkeep of the communal parts of the property to be charged on a quarterly basis with the rent. The service charge is subject to annual review. Further details are available from the Letting Agents on request.

Energy Performance Rating

TBC

Business Rates

To be assessed.

Local Authority

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

Legal Costs

Each party is to be responsible for their own legal costs in connection with the grant of the lease.

VAT

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

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.



Impression of first floor breakout area
© Feilden Clegg Bradley Studios



Impression of first floor corridor
© Feilden Clegg Bradley Studios



Third floor of Main Mill during restoration
© Historic England



The restored Jubilee Tower coronet
© Historic England



Back of the Main Mill during restoration
© Historic England



View of Jubilee Tower looking towards
Shrewsbury town centre © Historic England



Front of the Main Mill during restoration
© Historic England



Impression of fully redeveloped site
© Feilden Clegg Bradley Studios



Viewing

Viewings are to be undertaken strictly by prior appointment through the Sole Letting Agents:

Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA.

For further information or to arrange a viewing please contact:

Toby Shaw

DDI: **01743 260880** Mobile: **07967 721745**

Email: toby.shaw@tsrsurveyors.co.uk

Andy Price

Tel: **01743 243900**

Email: andy.price@tsrsurveyors.co.uk



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