

# TO LET

# TSR

TOWLER SHAW ROBERTS

## MODERN WELL-APPOINTED FIRST FLOOR OFFICE SUITE WITH ON-SITE CAR PARKING



**FIRST FLOOR OFFICES**  
**ST JAMES'S HOUSE**  
**ANCHORAGE AVENUE**  
**SHREWSBURY BUSINESS PARK**  
**SHREWSBURY, SY2 6FG**

- High quality first floor office suite extending to 1,003 sqft (93.25 sqm) with 4 car parking spaces.
- Modern, well-appointed accommodation comprising reception, open plan office area with fitted kitchen/breakfast bar and three further individual office rooms.
- Forming part of a modern contemporary office building occupying a convenient location within the premier Shrewsbury Business Park with good access to the main road network.
- Available to Let on a new Lease. Rent: **£15,000** per annum exclusive.

## Call 01743 243900

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

## Location

The property is situated on a small development within Shrewsbury Business Park, a fast expanding and prestigious office location with easy access to the A5 bypass and M54 motorway, approximately 1 mile east of Shrewsbury Town Centre.

Shrewsbury Business Park is the premier office park and has attracted a number of well-known companies and organisations including, Shropshire Council, Handlesbanken, Whittingham Riddell (Chartered Accountants), FBC Manby Bowdler, Brewin Dolphin and NFU Mutual together with local facilities including Busy Bees Children's Day Nursery, Holiday Inn Express and Co-op Convenience Store.

Shrewsbury is the historic County Town and main administrative centre of Shropshire and is located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles north west of Birmingham and 45 miles south of Chester.

## Description

The premises form part of a modern 2 storey semi-detached office building having 4 on-site designated car parking spaces.

The premises provide contemporary open plan office accommodation with integral kitchenette/breakfast bar, reception area and three separate office rooms built to a high specification having the benefit of raised carpeted flooring, suspended ceilings with inset lighting and combined heating/comfort cooling. The offices also have the benefit of separate male and female toilet facilities and server room.

## Accommodation

	SQFT	SQM
First Floor Offices		
<b>TOTAL</b>	<b>1,003</b>	<b>93.25</b>

## Services (Not Checked or Tested)

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

## Tenure

The premises are available To Let on a tenant's pro-rata full repairing and insuring basis for a term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

## Rent

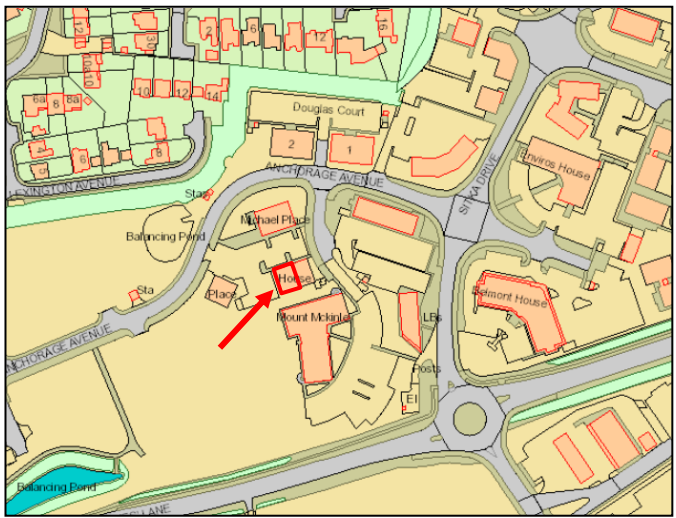
**£15,000** per annum exclusive, payable quarterly in advance.

## Planning

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

## 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. Further details are available from the Letting Agents on request.



For Reference purpose only

Scale: Not to Scale

## Energy Performance Rating

Energy Performance Asset Rating: B 33

## Business Rates

To be assessed.

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.

## Local Authority

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

## Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

## Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## 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

March 2024

## 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

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

## Important Notice

"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."