

Plot 31, Anchorage Avenue,
Shrewsbury Business Park, Shrewsbury, SY2 6FG

Price: £2,775,000/Rent: £210,000 per annum

For Sale/To Let

Subject to contract



New Detached High Specification Office Building

Prominently Situated at “Shropshire’s Premier Office Location”

Good access from the A5 trunk road

Total Area approx. 1405 sq m (15,118 sq ft)

DESCRIPTION

The property, on Plot 31 Shrewsbury Business Park, comprises a high specification detached office building, to be constructed to offer a modern working environment arranged on three floors with balcony overlooking the Shropshire Hills. Car Parking to the rear.

SITUATION

The property is prominently situated in the centre of the Park amongst a range of office concerns including NHS, NFU Mutual, Brewin Dolphin, Shropshire Council, Enviros Consulting, etc.

Local facilities including bus stops, NuNu Children's Day Nursery and Holiday Inn Express with restaurant and small conference facilities are to hand. There is a frequent bus service to Shrewsbury Town Centre within normal working hours.

Shrewsbury Business Park is the principal office location for Shrewsbury, located adjacent to the A5 trunk road, giving access to the A49 and M54 motorway. Local amenities including Retail Park, Bannatyne Fitness and additional restaurant/conference facilities at Shrewsbury Town Football Club are a short distance away (1 mile) at Meole Brace. Shrewsbury town centre with its extensive range of shopping and social amenities and railway station is about 2 miles away. There is a bus service to and from Shrewsbury town centre at 15 minute intervals during the working day. Telford 12 miles, Chester 45 miles, Birmingham 55 miles.

ACCOMMODATION

(Measurements are approximate and on an IPMS3 (office) basis)

Ground Floor

Reception Lobby

Offices

614 sq m (6,607 sq ft)

Provision for kitchenette/tea point

Male and Female/Disabled toilets

Stairs and Lift access to

First Floor

Offices

614 sq m (6,607 sq ft)

Provision for kitchenette/tea point

Male and Female/Disabled toilets

Second Floor

Offices

88.5 sq m (952 sq ft)

Balcony

88.5 sq m (952 sq ft)

Total area

1,405 sq m (15,118 sq ft)

Outside

Landscaped forecourt and boundaries adjacent to mature coppice. Car park with 63 parking spaces. Cycle parking. Refuse/bin stores.

TENURE

The property is available on a 10 year lease (5 year rent review) on a tenant's full repairing and insuring lease.

The property is also available as a whole, for sale or to let by way of a forward contract. There is an estate management charge payable by occupiers of Shrewsbury Business Park to cover the landscaping and maintenance of common areas, site management and security.

Alternatively lettings per floor may be considered.

COSTS

Each side to pay their own legal and surveyors' costs in respect of the transaction. Incoming tenant/purchaser to pay stamp duty and any other associated costs.

SERVICES

All mains services are understood to be available, subject to connection charges by the utility companies.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate - To be supplied upon completion of the building.

WARRANTIES

Construction and design warranties are available

RATING ASSESSMENT

The property is to be assessed for rating purposes. Prospective occupiers should rely on their own enquiries in respect of the likely rating assessment.

LOCAL AUTHORITY

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

TOWN PLANNING/USE

The development has consent for Offices within Class E of the Town & Country Planning Act (Use Classes) Order 1987.

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from the letting/sale. For certain items, i.e. carpets, tea points, some partitioning etc., dependent on the stage of construction, an allowance can be given for the standard cost of these items towards an occupier's choice. Further details upon request. A general specification is also available.

DEPOSIT

A deposit equivalent to 3 to 6 months rent may be required.

REFERENCES

Where applicable, the successful applicant will need to provide satisfactory references/company trading accounts.

VAT

All prices and rents mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. Please note that VAT is payable in addition to the rent/ price.

ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

SHREWSBURY BUSINESS PARK MANAGEMENT

The Park is managed by a separate company which provides onsite caretaking/low level security, landscaping and maintenance services and is also responsible for management of common areas. All occupiers on the Park pay a service charge to cover these costs based on the site area occupied.

DEVELOPER

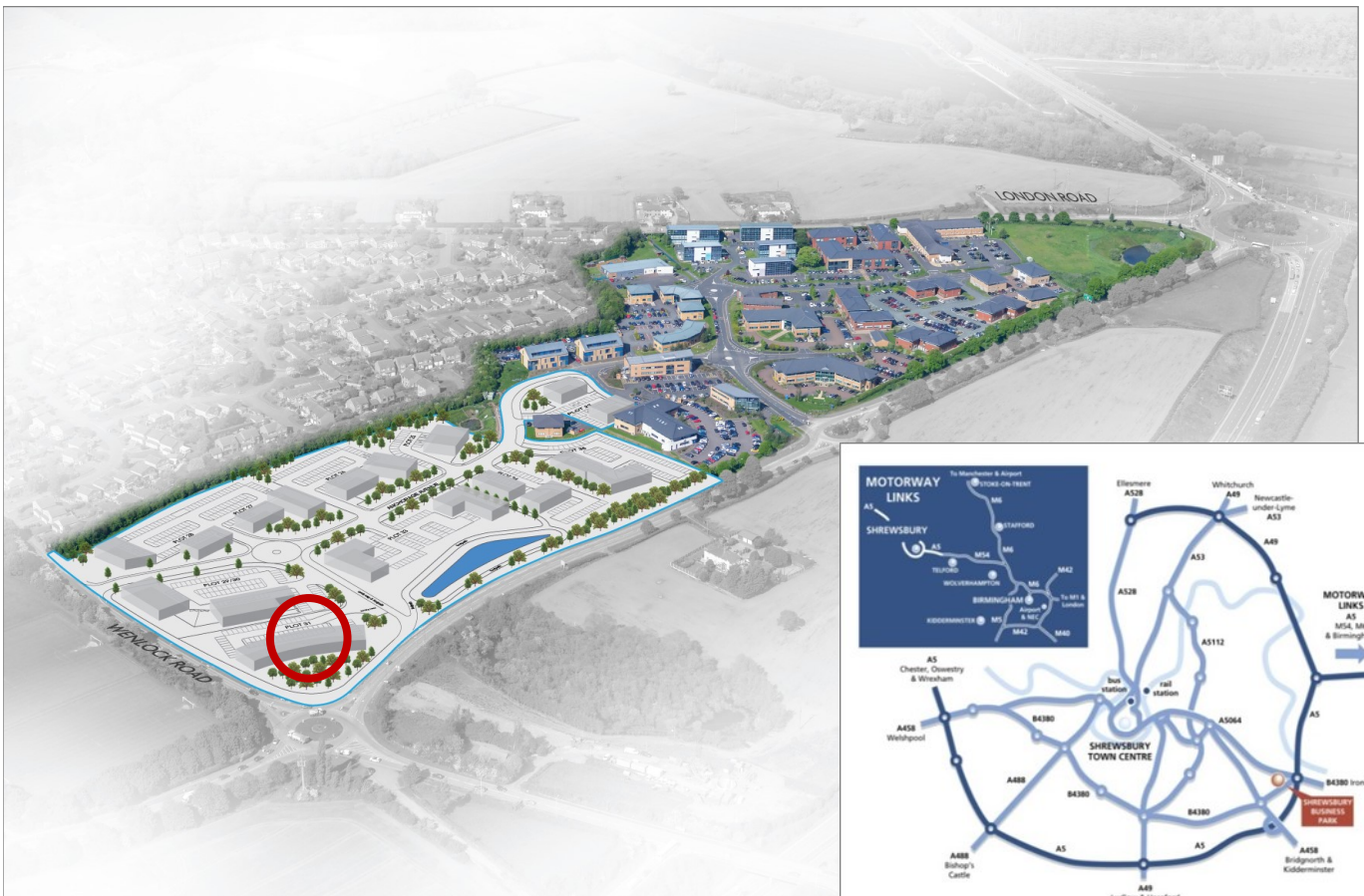
Alaska Property Group.

VIEWING & FURTHER INFORMATION

Cooper Green Pooks Commercial commercial@cgpooks.co.uk
01743 276666 option 3

Example of similar unit





IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.