



Third Floor Offices, Princess House, The Square, Shrewsbury, SY1 1JZ

Town Centre Offices To Let

- Net Internal Area 584.58 m² (6292 sq ft).
- Offices available at £55,000 per annum. (Exclusive).
- Well presented offices with good natural light and views over Shrewsbury Town Centre
- Occupying a prominent position on Shrewsbury's historic Town Square.
- 8 car parking spaces.
- Nearby occupiers include HSBC Bank, Cote Brasserie, Woodings & Co and CW Sellors (Jewellers), Shrewsbury Museum and Art Gallery as well as a variety of national and independent cafes, restaurants and retailers.
- Short walk to Shrewsbury's Railway and Bus Stations.
- Numerous public car parks within walking distance.
- Shrewsbury is the county town and administrative centre of Shropshire with a population of roughly 80,000 and a catchment extending into Wales.
- Shrewsbury has excellent road links to the North and South via the A49 and Telford and Birmingham via the A5 and M54.



Virtual Tour



For further information, contact:
 Andrew Birtwistle | 0777 703 246 | ab@cgpooks.co.uk
 James Satoor | 01743 276 666 | james.satoor@cgpooks.co.uk

Description

The offices comprise part 3rd Floor (top floor) of Princess House located in the heart of Shrewsbury town centre with pedestrian access directly off the historic Square.

The L-shaped floor plate delivers excellent natural light, which is currently partitioned into meeting rooms and open plan office areas.

The offices are well presented with carpet tiled floor, plastered and painted walls with suspended ceilings throughout. The majority of the recessed lighting is LED though some offices retain fluorescent recessed lighting. The floors are solid and power is by way of perimeter trunking. There is a wet radiator heating system throughout the building and single glazed aluminum windows which open to provide natural ventilation.

Costs

Each party to pay their own legal fees in respect of this transaction, including VAT.

VAT

All rents and any prices mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. At the time of preparation of these particulars, the landlord had elected to charge VAT on the rent.

Fixtures and Fittings

All items usually classed as tenants fixtures and fittings and not mentioned in these particulars, are excluded from the letting. The offices will be offered in an open plan state.

Planning

The property has an existing use as offices.

Local Authority

Shropshire Council
The Shirehall,
Abbey Foregate
Shrewsbury
SY2 6ND

0345 678 9000

Lease

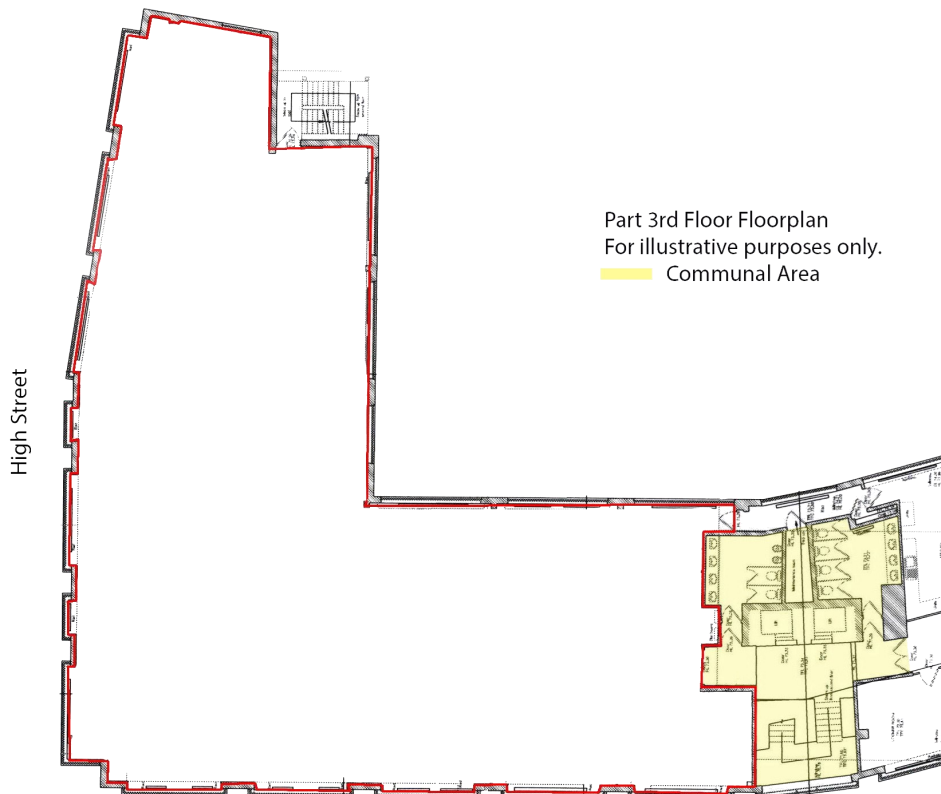
The offices are available on a new 10 year lease on tenant's apportioned full repairing and insuring terms recoverable via a service charge. Together with a rent review at the 5th anniversary of the term.

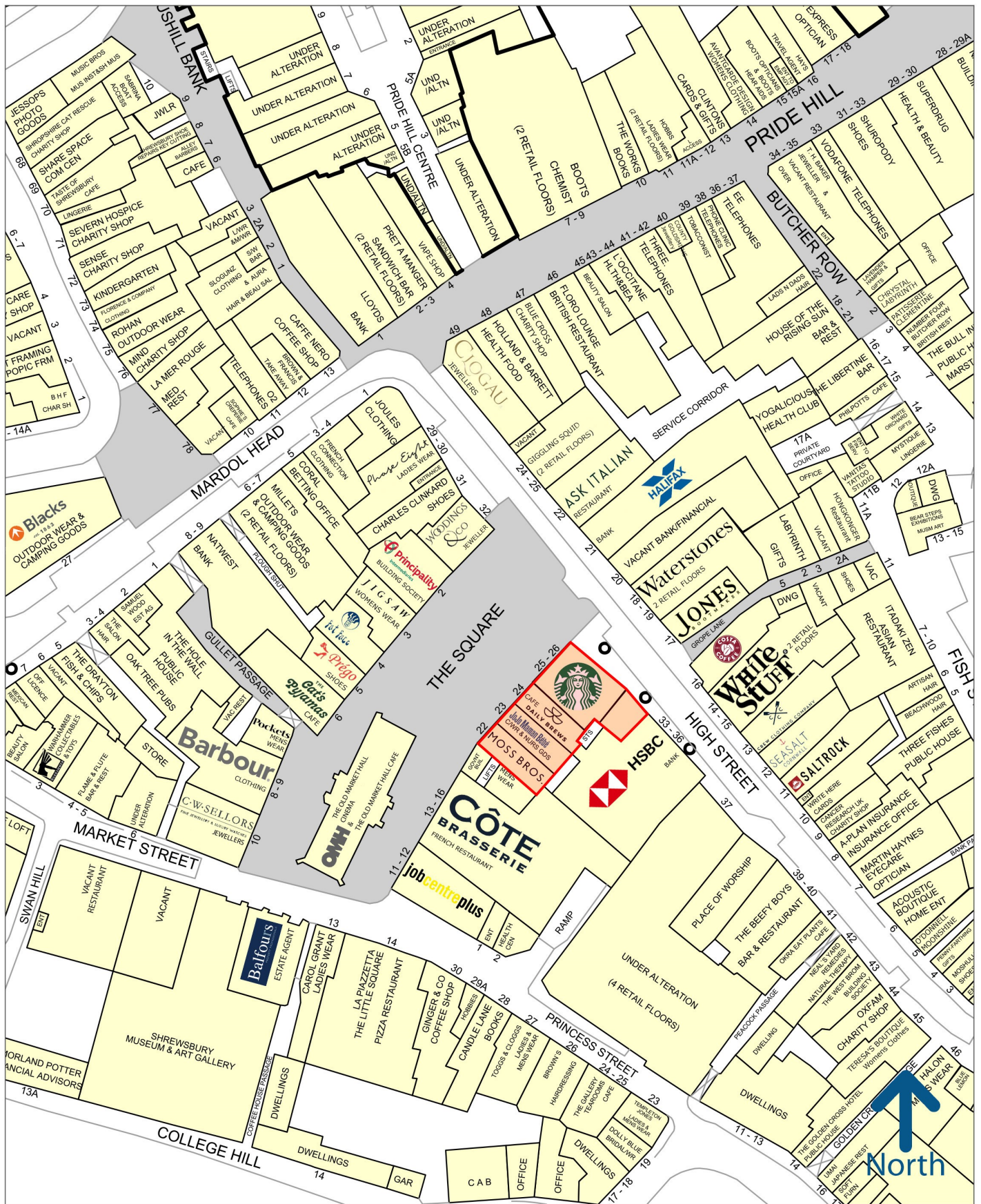
➤ Ratable Value	£54,500
(1st April 2023)	
➤ EPC	TBC

Accommodation

*(Measured in accordance with the RICS Code Of Measuring Practice.
All measurements are approximate and are on a net internal floor area basis).*

Floor	Description	Size (sq ft)	Size (m ²)
Ground Floor	Shared Entrance with glazed reception area and feature staircase Access to lift.		
First Floor	Access to secure car park (part under cover).		
Third Floor	Toilets and landing		
Third Floor	Open Plan Offices incl disabled W/C	6292	584.58m ²
Total		6292 sq ft	584.58m²





50 metres

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