



Unit 4, The Business Quarter, Eco Park Road, Ludlow,
Shropshire SY8 1FD

**G HERBERT
BANKS**

EST. 1898

Unit 4, The Business Quarter, Eco Park Road, Ludlow, Shropshire SY8 1FD

Self-Contained Offices to Let on Eco Business Park

- Sustainable Accommodation with BREEAM rating Excellent
- Modern Self-Contained Office
- Accommodation 125.46m² (1,350 ft²).
- Allocated Parking, plus adjacent Park & Ride
- Excellent road link to A49 Bypass
- Intruder Alarm

Shrewsbury 29 ½ * Hereford 23 * Worcester 31 ½
Approximate Distance in Miles

Situation

The premises are located within the Business Quarter of Ludlow Eco Park. This area of Ludlow is the premier commercial location, with other nearby occupiers including Travelodge, The Co-Operative Food Store, Toolstation, Travis Perkins, Lanyon Bowdler Solicitors, Newlands Veterinary Practice and National Grid.

Ludlow Town is approximately 1 mile distant, providing the Town's historic and cultural centre. The A49 connects Shrewsbury to the north and Hereford to the south. The Town is connected to the national railway network.

Description

The premises comprise of a self-contained single storey office building that has been constructed to BREEAM environmental standards which include

- Rainwater collection
- Solar assisted hot water system
- Good levels of insulation (EPC – B rated)

- High levels of ventilation
- Extensive use of sustainable materials.

Internally the premises is fitted out to a high specification, including a mix of glazed partition offices and open plan office. There is an additional side entrance, kitchenette and well specified W.C accommodation.

The offices are fitted with suspended ceilings with recessed lights, gas fired central heating, perimeter trunking and air conditioning. There are good levels of natural light provided by the double glazed windows, through which there are pleasant vistas of the surrounding landscape.

The unit has the benefit of 6 parking spaces to the front. To the rear there is a separate bin store. Also adjacent is the Ludlow Park & Ride scheme, with regular bus services into Ludlow Town Centre.

Accommodation

Unit 4 - Net internal area 125.46m² (1,350 ft²).

GENERAL INFORMATION

Tenure

The property is available with vacant possession on an full repairing and insuring lease for a term of 3 or 6 years.

Guide Rental

£16,900 per annum plus VAT

VAT

We are informed by the Landlord that the premises is subject to VAT.

Service Charge

Current service charge is £756.88 per annum

Energy Performance Certificate

EPC rating B

Rating Assessment

In the current rating list the premises has a rateable value of £15,250.

Legal Costs

Both parties to be responsible for their own legal fees in respect of this letting.

Money Laundering

The successful tenant will be required to submit information to comply with money laundering regulations.

References

The successful applicant will need to provide satisfactory references and /or accounts, as appropriate.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these letting particulars are excluded from the letting.

Services

We understand that electricity, gas, water and drainage are connected to the Unit.

Viewing

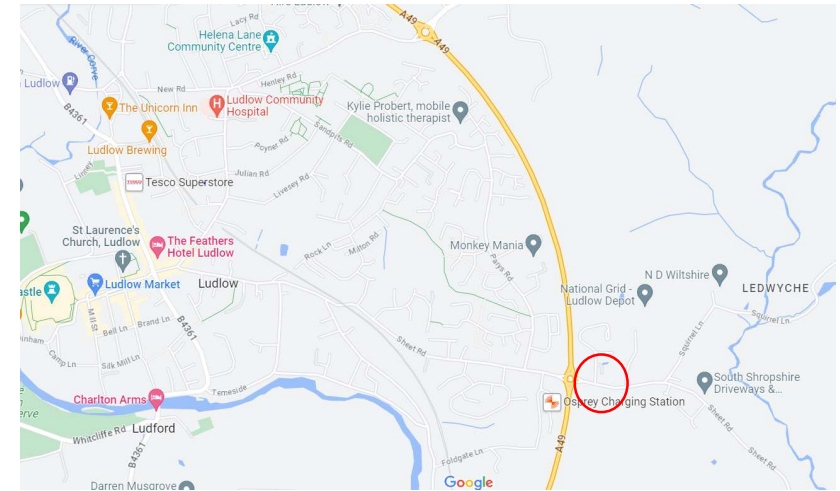
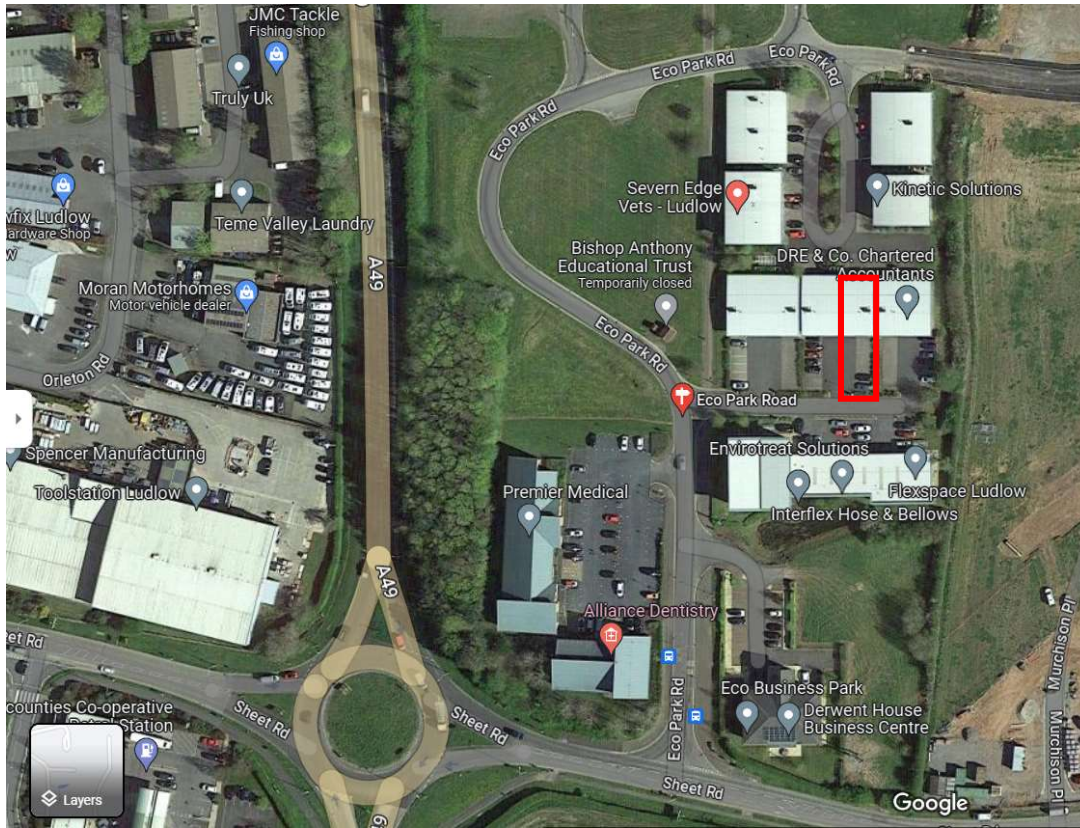
Strictly by prior arrangement with the sole Agents.

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