



Alliance Court, Ludlow Eco Park, Shropshire SY8 1ES

**G HERBERT  
BANKS**

EST. 1898

## Alliance Court, Ludlow Eco Park, Shropshire SY8 1ES

Prominently located high specification  
Office to Let

- Sustainable Accommodation with BREEAM rating Excellent
- Self-Contained Office built in 2007
- Accommodation as a whole 1136 m<sup>2</sup> (12,230 ft<sup>2</sup>).
- Allocated Parking, plus adjacent Park & Ride
- Excellent road link to A49 Bypass
- 8 Person lift to First Floor
- Options to provide approx. 3000 ft<sup>2</sup> upwards

Tenbury Wells 9 ½ \* Leominster 11 \* Hereford 23  
Shrewsbury 29 ½ \* 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, Capita Medical Reporting, Landrover 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. This thriving historic market town is the administrative centre for South Shropshire and is a popular tourist destination. It is situated on the edge of the Shropshire Hills Area of Outstanding Natural Beauty.

### Description

Block B Alliance Court was constructed in 2007 along with the adjacent smaller office block. Large atrium Entrance Hall with main stairways off, raised floors, gas fired central heating and individual comfort cooling cassettes, an 8 person passenger lift and male/female and disabled toilets on each floor. (shower to ground floor). Both floors have a good mix of open plan and private offices. The unit has the benefit of 48 allocated parking spaces and external bin store. Also being adjacent to the Ludlow Park & Ride Scheme, there are regular bus services into Ludlow Town Centre.

### Accommodation

Total = 1136 m<sup>2</sup> (12,230 ft<sup>2</sup>) NIA  
or could be split in to Suites from approx. 3000 ft  
upwards

### GENERAL INFORMATION

#### Tenure

The property is available with vacant possession on an full repairing and insuring lease for a term to be agreed by negotiation.

#### Guide Rental

£127,200 per annum plus VAT

#### VAT

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

#### Service Charge

Current service charge is £0.64/sq.ft = £7,872 per annum

#### Energy Performance

EPC Rating of C51

### Rating Assessment

The rating assessment is £120,000

### Services

Mains electricity, gas and water.

### Local Authority

Shropshire District Council

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### Legal Costs

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

### Money Laundering

The successful purchaser 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.

### Viewing

Via the Agent's Great Witley Office  
Tel: 01299 896968. **Contact: Nick Jethwa**  
**Email: [nj@gherbertbanks.co.uk](mailto:nj@gherbertbanks.co.uk)**; or

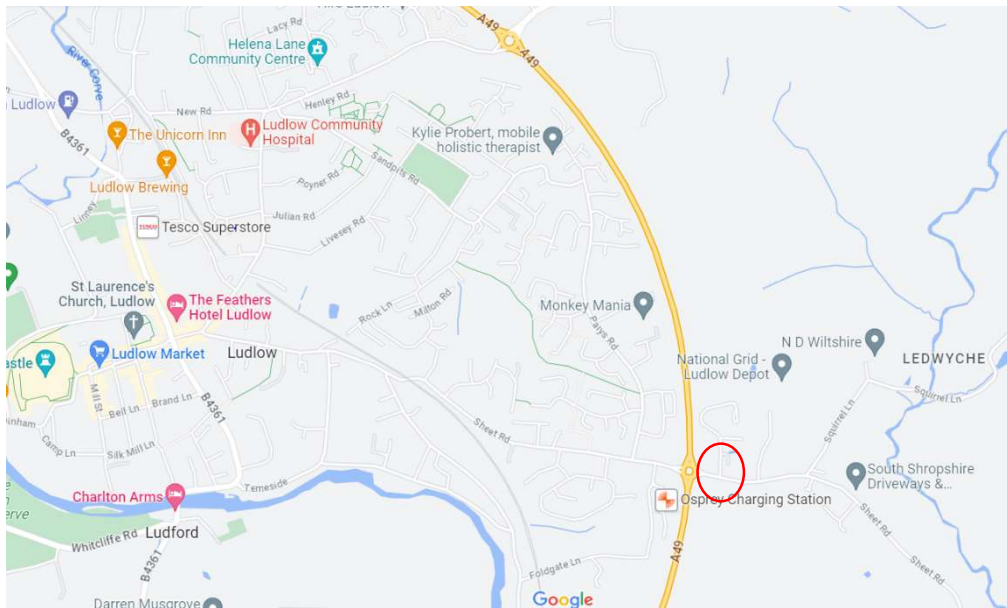
Hurstwood Holdings  
Tel: 0161 220 1999 **Contact: Richard Cross**  
**Email: [richard@hurstwoodholdings.com](mailto:richard@hurstwoodholdings.com)**

### Directions

What3 words – removed.reserving.cheifs



For Identification Purposes Only



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Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

