



VARIOUS OFFICES/ FLEXIBLE BUSINESS UNITS SITUATED WITH IN THE EXCLUSIVE BATTLEFIELD ENTERPRISE PARK

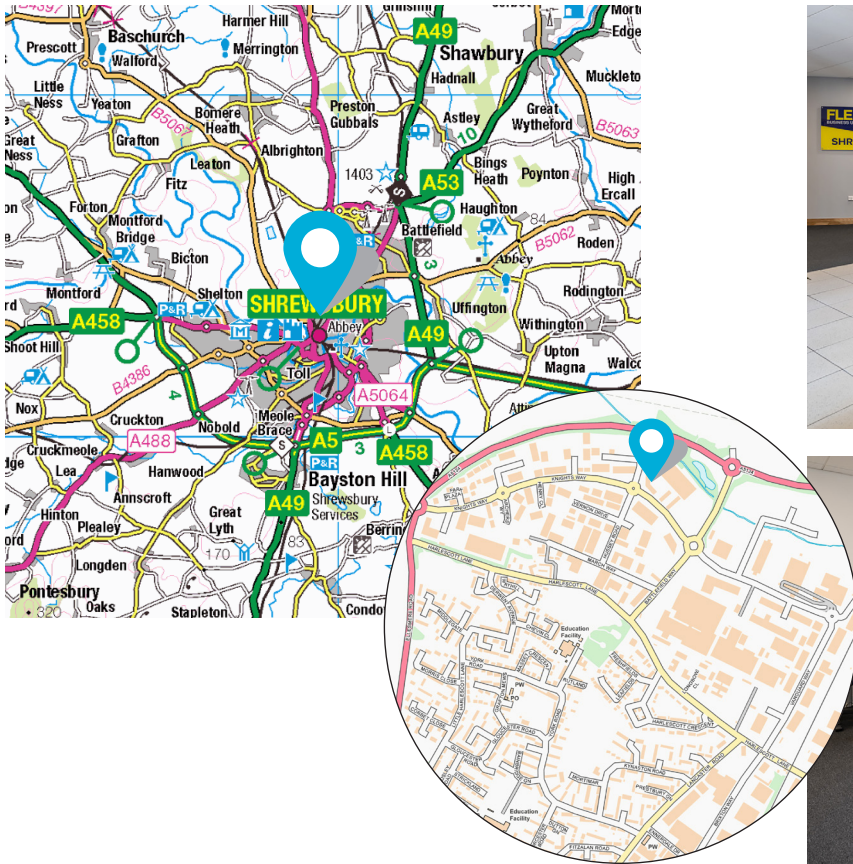
[FLEXSPACE, BATTLEFIELD ENTERPRISE PARK, STAFFORD DRIVE, SHREWSBURY, SY1 3FE](#)

- Modern business space
- Ample parking facilities
- Various sizes available
- Serviced accommodation
- Excellent road links

RENT FROM: £195 per calendar month (Exclusive)

TO LET

OFFICES/ FLEXIBLE BUSINESS UNITS



### LOCATION

The Business Park is located just off Whitchurch Road, which leads onto the A49, and has good links to the A5 trunk road, leading to the M54. Shrewsbury town centre is about 2 miles from the property and Telford is 12 miles. The property has on-site parking and good road links A49/A5 and M54.

Facilities nearby in Harlescott include banks, public house/restaurant and Tesco supermarket. Shrewsbury town centre is a 15 minute drive away providing a wide range of shops, restaurants and other facilities.

### DESCRIPTION

Various offices/ flexible business units to let with kitchen and WC facilities, the workshops/flexible business units also have 3 phase electricity. The site benefits from an on site cafe, meeting room facilities, free car parking, cycle racks, shower facilities, CCTV and a smart access security system allowing access via a smartphone app. The building is accessible to occupiers 24/7. The centre is telecoms & IT enabled and there is an on site property manager on site in working hours.

# TO LET

## OFFICES/ FLEXIBLE BUSINESS UNITS

### RENT

From £195 pcm (Exclusive)

Business rates, service charge, insurance and IT are payable on top at competitive rates.

### SITE CHARGE

As per the included schedule

This will cover maintenance of the common areas, grounds and access roads. Maintenance and the repair of the structure and exterior of the building and building services. Services to common areas and refuse collection.

Water is included in the service charge unless the office/ business space has its own kitchen/ WC facilities in which case it is charged on top.

### UTILITIES AND CALL CHARGES

3 phase electricity, gas central heating and mains water and drainage are connected to the property.

Water and gas are charged at a fixed amount and electricity is charged in addition via a smart sub-meter. Super-fast broadband is available via Flexspace at an additional cost, static IP addresses and phone services also available.

### VAT

All rents quoted are exclusive of any VAT. The property is understood to be subject to VAT

### PLANNING

Interested parties are advised to make their own enquiries to the local authority. The property are to be used within User Class E of the Town and Country Planning Act (User Classes Order) 1987.

### TENURE

The properties are available to let on a 12 month licence agreement.

The tenant will be responsible for reimbursing the insurance premium to the Landlord.

A deposit may be required, further details available on request.

### EPC

Rating: B

Expiry date: 14th July 2028

Certificate number: 0940-6957-0308-7050-1034

### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred.

### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Telephone: 0345 678 9000

### VIEWING

Viewing via the letting agents:

**James Evans**

07792 222 028

E: james.evans@hallsgb.com

**Harriet Shakeshaft**

07538 912 096

E: harriets@hallsgb.com

**Commercial Department**

E: commercialmarketing@hallsgb.com



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