



SELF CONTAINED GROUND FLOOR OFFICE SUITE TO LET IN PREMIER BUSINESS PARK SERVING THE TOWN OF SHREWSBURY

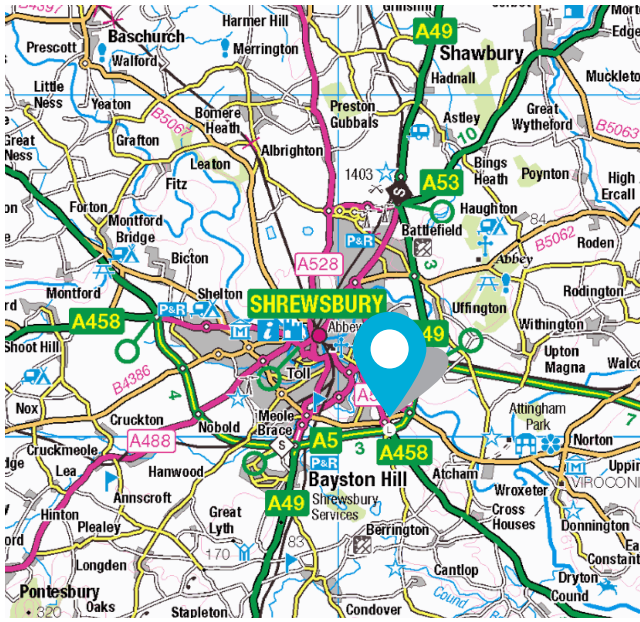
SUITE A2, MERCURY HOUSE, THE CREATIVE QUARTER, SHREWSBURY BUSINESS PARK, SHREWSBURY SY2 6LG

- Total Net Internal Floor Area 1109 ft sq (103.04 m sq)
- Ground floor offices with toilet facilities
- Three car parking spaces
- Forming part of the premier business park in Shrewsbury with excellent road links
- Available to let by of an assignment of an existing lease (a new lease may be considered)

RENT: £13,310 per annum (Exclusive)

# TO LET

# GROUND FLOOR OFFICE SUITE



## LOCATION

Mercury House is located in the Creative Quarter of Shrewsbury Business Park, now established as the premier office location in the county. Other nearby occupiers include solicitors, land agents, environmental consultants and a range of other office users.

The Business Park's amenities include on-site management with CCTV, a children's day nursery and a hotel/restaurant. There is a bus service to and from Shrewsbury town centre at 15 minute intervals during the working day.

The park is adjacent to the A5 trunk road, leading to the M54. Shrewsbury town centre is about 2 miles distant; Telford 12 miles.

## DESCRIPTION

The property offers the opportunity to let a self contained ground floor office suite providing a Total Net Internal Floor Area of 1,109 ft sq (103.04 m sq). The office suite is arranged to provide offices and welfare facilities with its own entrance door. The offices benefit from 3 designated car parking spaces in the communal car park serving Mercury House.

The offices would lend themselves to a variety of potential office based uses.



# TO LET

# GROUND FLOOR OFFICE SUITE

## ACCOMMODATION

(All measurements are approximate)

	SQFT	MSQ
Ground Floor Offices		
Toilets		
<b>TOTAL NET INTERNAL FLOORAREA</b>	<b>1,109</b>	<b>103.04</b>

## OUTSIDE

3 car parking spaces

## RENT

£13,310 (Thirteen thousand, three hundred and ten pounds) per annum (Exclusive)

## RATEABLE VALUE

We have made non-verbal enquiries to Shropshire Council and can confirm the following:

Rateable Value (2022/23):	£ 9,500
Rates Payable (2022/23):	£4,741

Interested parties are advised to make their own enquiries to the Local Authority.

## SERVICES

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

## TENURE

The offices are offered to let by way of an assignment of a lease dated 4th March 2022 for a term of 3 years to 3rd March 2025. The property is let on full repairing and insuring terms by way of a service charge provision.

A surrender and regrant of a new lease may be considered.

## VAT

The property is understood to be elected for VAT and therefore VAT will be payable.

## PLANNING

Offices falling within Use Class E of the Town and Country Use Classes Order 1987.

The offices would lend themselves to a variety of uses subject to statutory consents.

## EPC

The property has an EPC rating of D (97)

## LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in respect of the granting of the lease..

## 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**  
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Halls<sup>1845</sup>

COMMERCIAL



01743 450 700

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