



MODERN FIRST FLOOR OFFICE SUITE FORMING PART OF SHREWSBURY BUSINESS PARK
SUITE C2, GLOBAL HOUSE, THE CREATIVE QUARTER, SHREWSBURY BUSINESS PARK,
SHREWSBURY, SY2 6LG

- First Floor Suite of two offices with Total Net Internal Area 909 ft sq (84.44 m sq)
- Two Modern open plan offices with shared use of staffroom and forming part of the sought after Shrewsbury Business Park
- Designated car parking spaces
- Forming part of a prominently located office

RENT: £10,900 PER ANNUM (EXCLUSIVE)

TO LET

FIRST FLOOR OFFICE SUITE



LOCATION

Global 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 first floor office suite forms part of a modern prominently located three storey office building that provides a Total Net Internal Floor Area of approximately 909 ft sq (84.44 m sq) arranged as two offices and benefiting from the use of a shared staffroom and with designated car parking in the car park serving the office building as a whole. The offices provide generally open plan offices with shared use of staffroom and toilet facilities.

ACCOMMODATION

All measurement are approximate and are in accordance with the RICS code of measuring practice:

	M SQ	SQFT
OFFICE 1	57.59	620
OFFICE 2	26.85	289

TENURE

The property is available to let on a new lease on Tenants Full Repairing and Insuring Terms for a length of term by negotiation. The office suite will be available from early October or earlier by negotiation. Further details available from the letting agents upon request.

RENT

£10,900 per annum (Exclusive)

EPC

Available on request.

RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2023/24)	TBC
Rates Payable (2023/24)	TBC

Small Business Rates Relief maybe available

SERVICES

Mains electric, water and drainage are connected to the property.

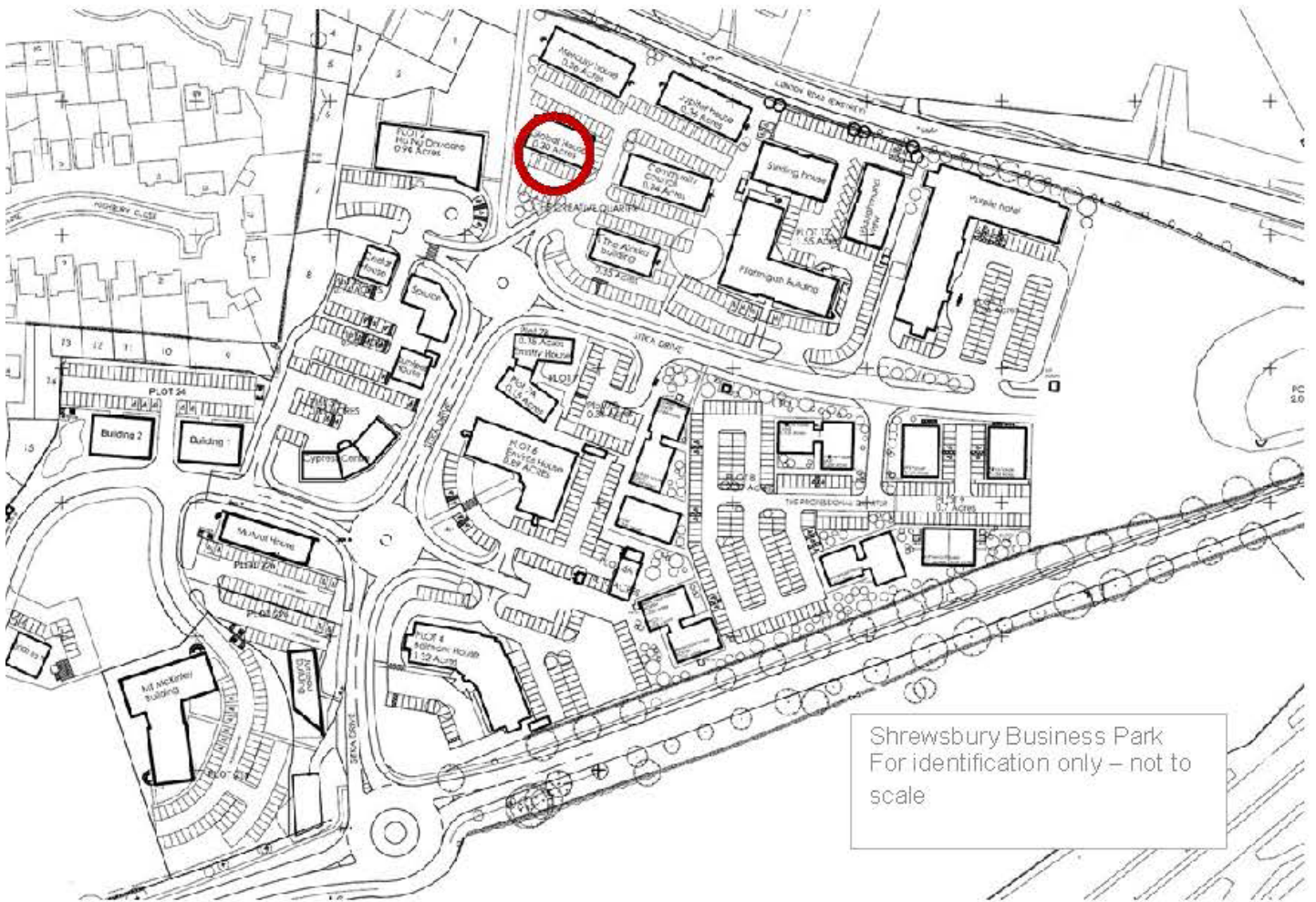
TO LET

FIRST FLOOR OFFICE SUITE



TO LET

FIRST FLOOR OFFICE SUITE



LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in relation to the transaction.

VAT

The property is elected for VAT and therefore VAT is payable on the rent.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, Shropshire, 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



01743 450 700

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. v) Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. vi) Any reference to alteration to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

