



TO LET - HIGH QUALITY OFFICES - ALL INCLUSIVE TERMS

BLACK BIRCHES, HADNALL, SHREWSBURY, SHROPSHIRE, SY4 3DH

KEY POINTS

FROM
142 - 770
SQ FT

TOTAL NET INTERNAL FLOOR AREA



ATTRACTIVE RURAL OFFICES



EXCELLENT
ROAD LINKS


ALL MEASUREMENTS ARE APPROXIMATE



£27.50


PER SQ FT
(EXCLUSIVE)

James Evans

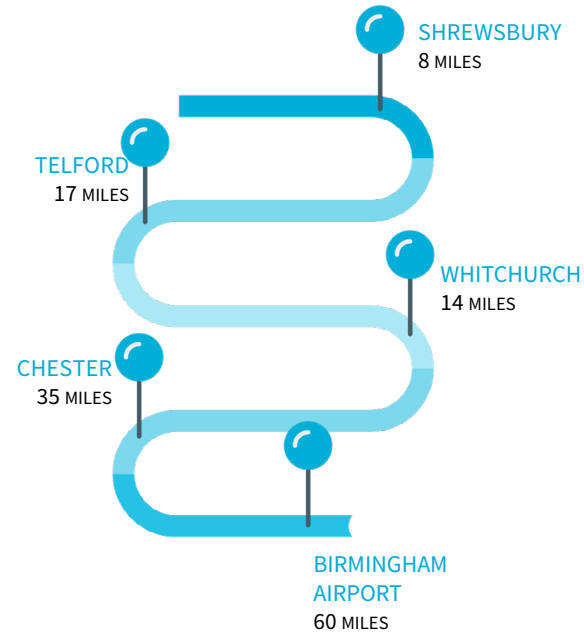
 07792 222 028

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Commercial Department

 01743 450 700

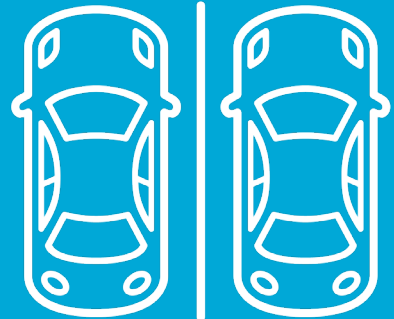
commercialmarketing@halls.gb.com



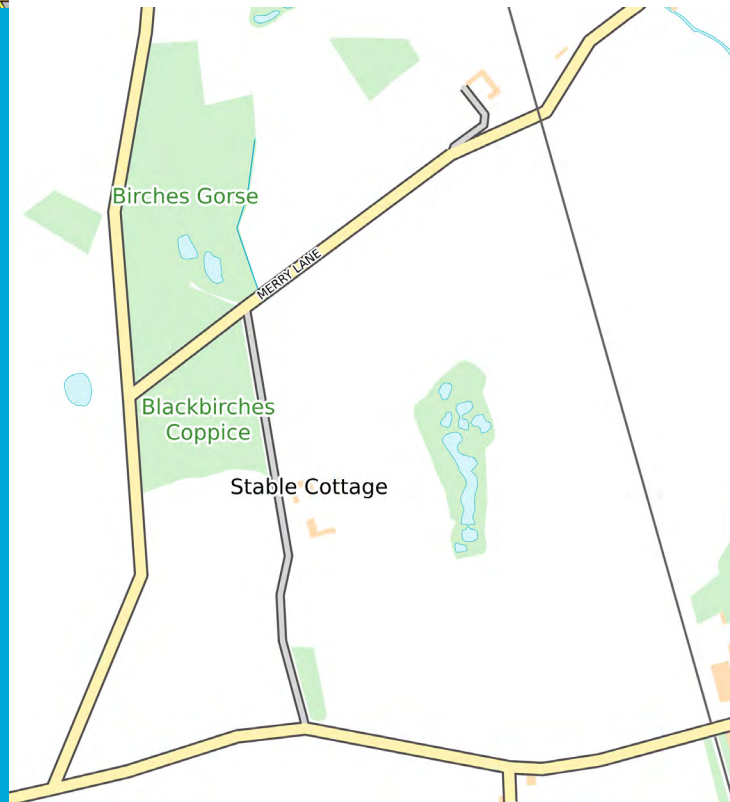
LOCATION

Black Birches is located in rural countryside close to the main A49 between Shrewsbury and Whitchurch. Other occupiers at Black Birches include Black Birches Rose Centre and Sansaw estate office.

Sansaw Business Park is located within easy reach of the A5 and M54, the property is ideally placed 8 miles from Shrewsbury, 17 miles from Telford, 50 miles from Birmingham, 36 miles from Chester and 67 miles from Manchester.



GENEROUS CAR PARKING ON-SITE



[SANSAW ESTATE WEBSITE](#)

DESCRIPTION

Black Birches is a three storey building with lots of original features. There are various offices available on the first and second floors and include use of communal kitchen facilities and WCs. The property is situated in lovely rural countryside with parking on-site.

Benefits include:

High-speed internet access

Ample car parking

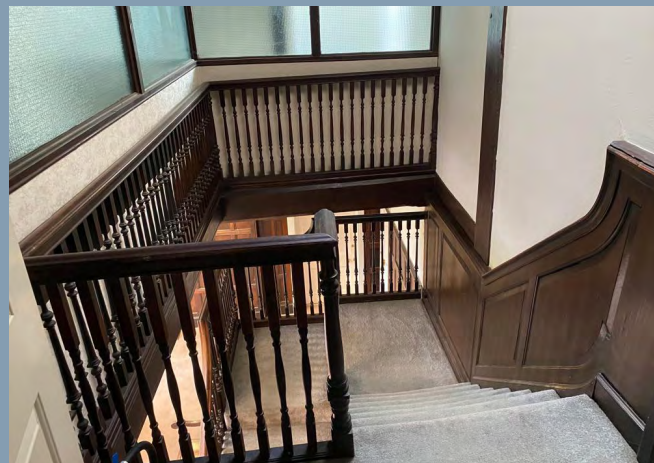
Excellent access

On site management

ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

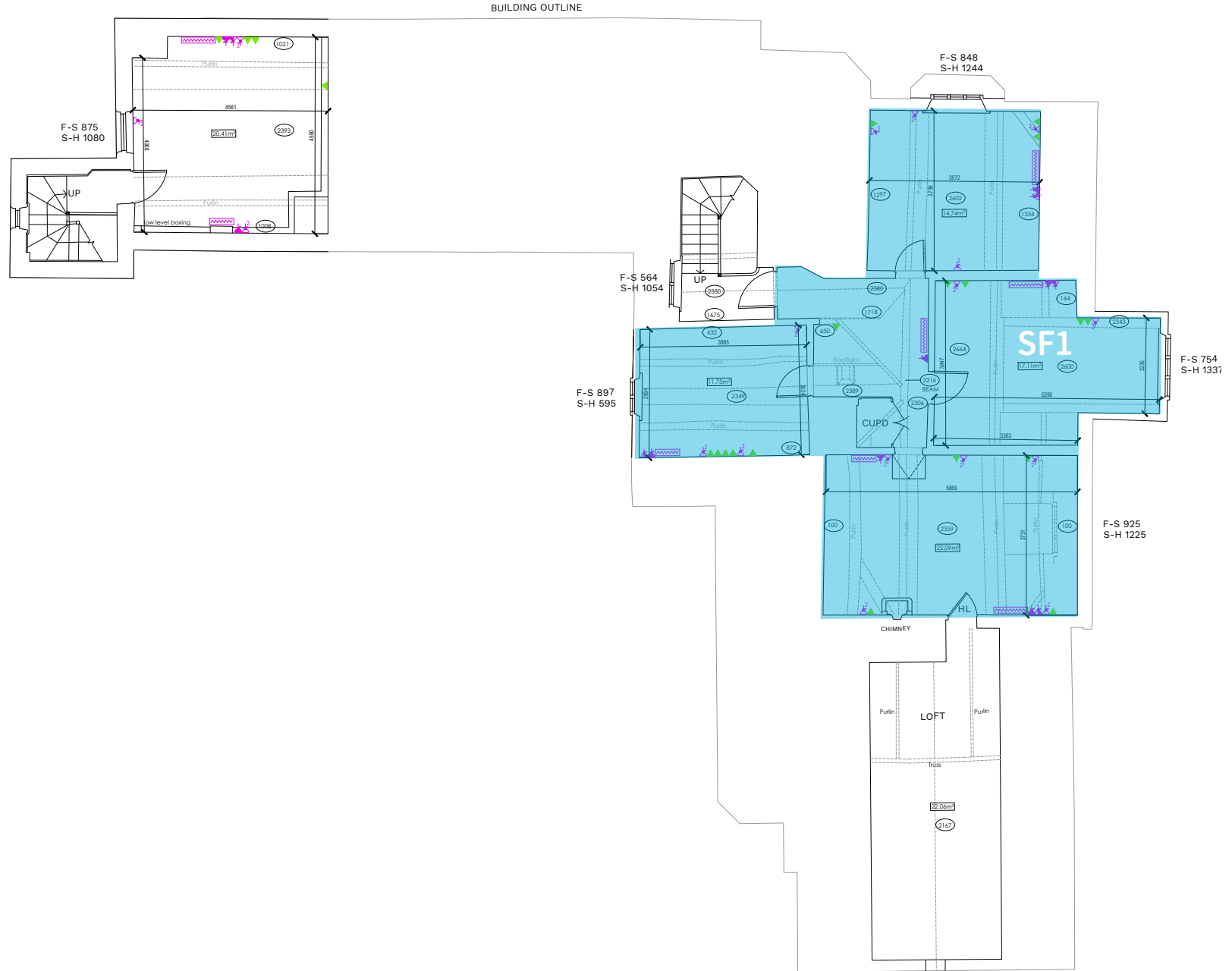
FIRST FLOOR	M SQ	SQ FT
FF2	24.87	267.70
FF3	13.18	141.87
FF7 TOTAL	34.89	375.55
Office 1	20.33	218.83
Office 2	14.56	156.72
SECOND FLOOR	M SQ	SQ FT
SF1 TOTAL	65.69	707.08
Office 1	14.74	158.66
Office 2	17.11	184.17
Office 3	22.09	237.77
Office 4	11.75	126.48



FIRST FLOOR



SECOND FLOOR



TENURE

The offices are offered to let on all inclusive terms for a length of term by negotiation.

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.

RENT & SERVICE CHARGE

All inclusive rent of £27.50 per sq ft (Exclusive)

The rent includes:

Rates

Utilities

Car parking

On site management

LEGAL COSTS

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

VAT

All rents and service charges are quoted exclusive of VAT.

The property is elected for VAT therefore VAT will be charged.

EPC

To order.

SERVICES

(Not tested at the time of inspection)

Mains electric and water are understood to be connected to the property.

These services are included in the inclusive rental figures quoted.

LOCAL AUTHORITY

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



0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)



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