



**TO LET - HIGH QUALITY OFFICE ACCOMMODATION TO LET FORMING PART  
OF A MODERN OFFICE BUILDING**

SUITE B, HERMES HOUSE, OXON BUSINESS PARK, BICTON HEATH, SHREWSBURY,  
SHROPSHIRE SY3 5HJ

# KEY POINTS

2,500  
SQ FT

TOTAL GROSS INTERNAL FLOOR AREA

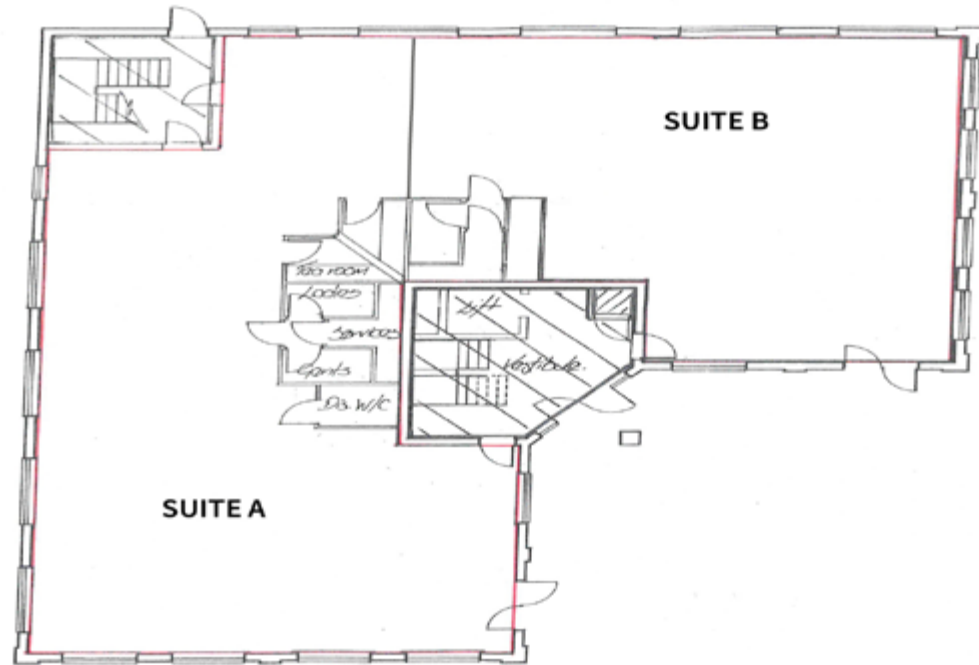


PRESTIGIOUS OFFICE BUILDING



GOOD  
CONNECTIVITY  
TO ROAD  
NETWORK

ALL MEASUREMENTS ARE APPROXIMATE




RENT

£25,000

EXCLUSIVE


TO LET

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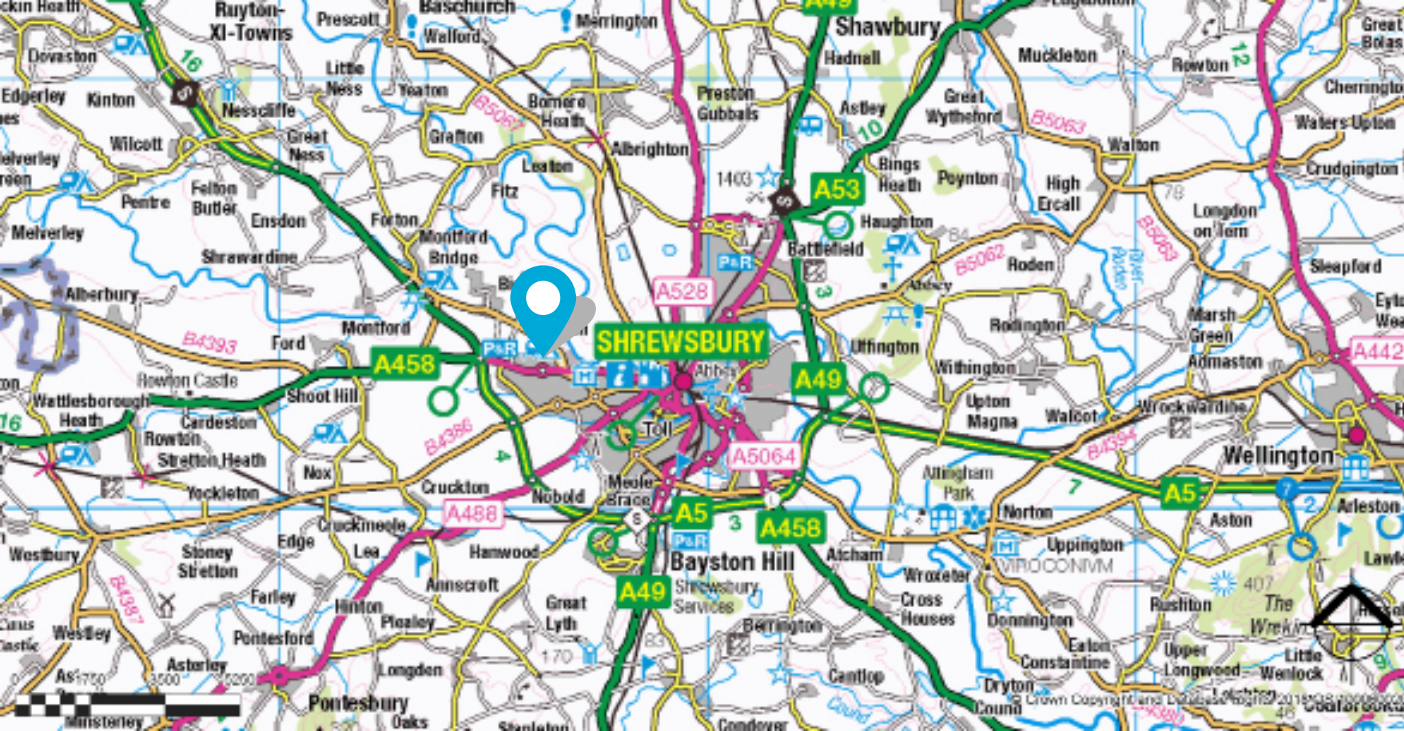


Commercial Department

 01743 450 700

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## LOCATION

Hermes House is prominently situated and forming part of the popular and well established Oxon Business Park, which is located approximately 1.5 miles to the west of Shrewsbury town centre.

Welshpool Road, from which Oxon Business Park is accessed, provides easy access to the A5 (M54) trunk road and serves as one of the main roads serving Shrewsbury town centre from the west.

Shrewsbury is the county town of Shropshire and is an established administrative centre with a population in excess of 90,000. Shrewsbury is located approximately 46 miles to the north west of Birmingham and approximately 68 miles south of Manchester.

## DESCRIPTION

The ground floor office suite forms part of Hermes House, which is a modern, prestigious office building.

The suite provides 2,500 ft sq (232.23 m sq) of office accommodation with welfare facilities and the office building benefits from a lift and generous car parking provision, making it attractive to office occupiers.

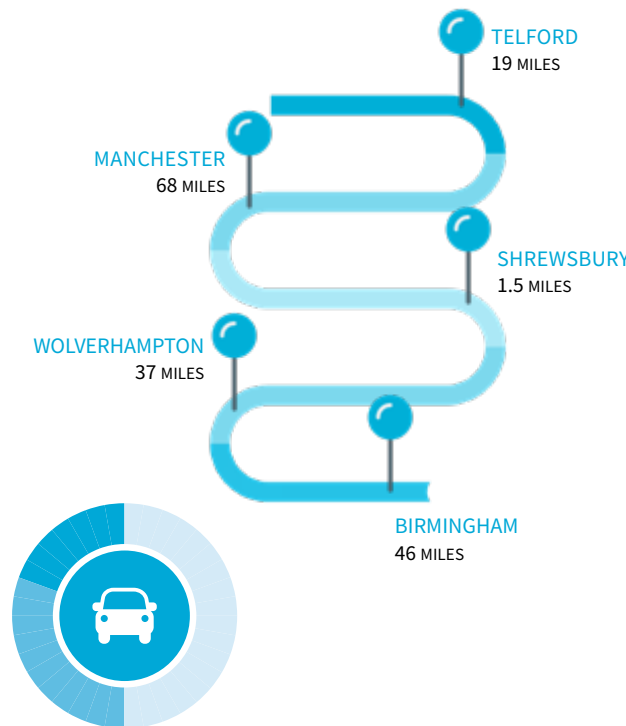
The full potential of the offices can only be appreciated by undertaking an inspection of the same.



90,000

APPROXIMATELY

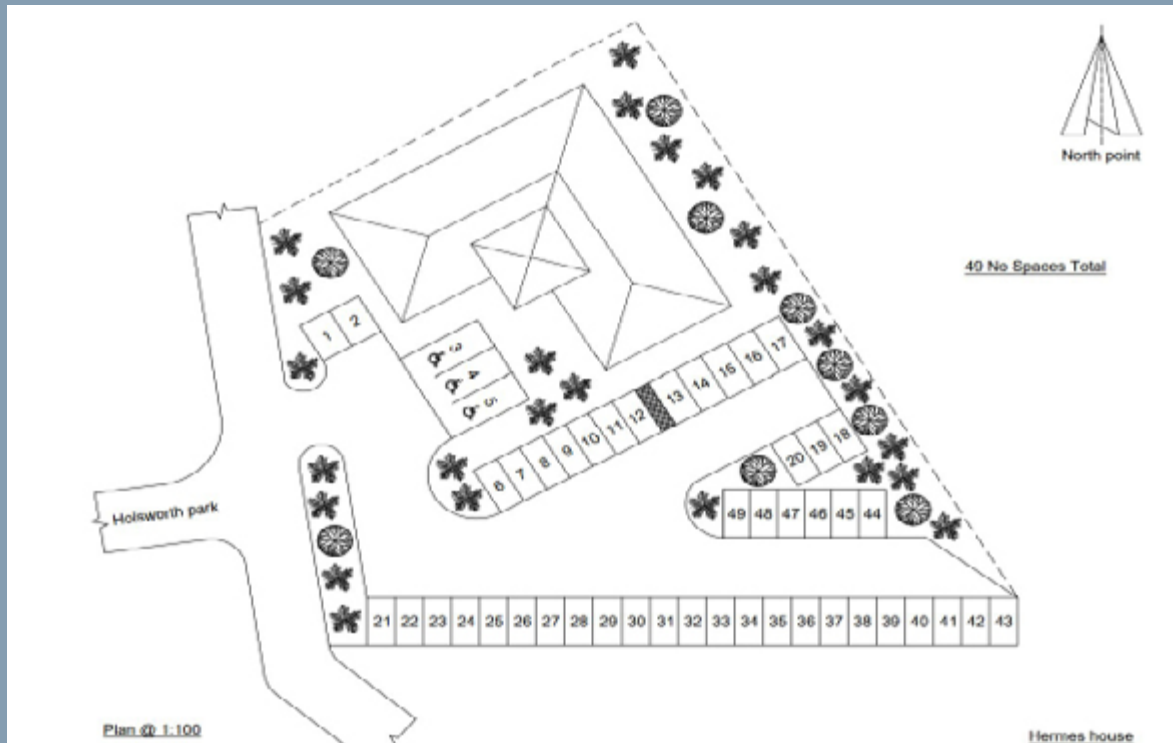
SHREWSBURY POPULATION



what3words  
spurred.zealous.minus

Halls

COMMERCIAL



GENEROUS  
CAR  
PARKING



## ACCOMMODATION

	SQ FT	SQ M
TOTAL GROSS INTERNAL FLOOR AREA	2,500	232.23
OUTSIDE CAR PARKING		

ALL MEASUREMENTS ARE APPROXIMATE



## TENURE

The office suite is available To Let on a new lease for a length of term by negotiation with 3 yearly rent reviews on a Tenants Full Repairing and Insuring Basis, subject to service charge provisions.

Further details are available from the agents



MODERN  
OFFICE  
BUILDING







## SERVICES

(Not tested at the time of inspection)

The property is understood to benefit from mains water. Electricity and drainage are connected to the property. The property is heated by comfort cooling.

## RENT

£25,000 (twenty five thousand pounds) per annum to be paid quarterly in advance by standing order.

## LEGAL COSTS

The tenant is to be responsible for the landlord's legal costs attached to the granting of the lease.

## VAT

Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction.

It is understood that the property is not elected for VAT. All figures in these particulars are quoted exclusive of VAT.

## LOCAL AUTHORITY

Shropshire Council  
Shirehall  
Abbey Foregate,  
Shrewsbury  
SY2 6ND

0345 678 9000

## PLANNING

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

The premises are understood to benefit from planning consent for Use Class B1 of the Town and Country Use Classes Order 1987.

## EPC

To order.

## RATEABLE VALUE

To be assessed.

Further details available from the letting agents.

## VIEWING

Strictly by prior arrangement with the letting agents.  
For more information or to arrange a viewing, please contact:

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07792 222 028  
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