



Suite A1 & Suite B2 Mercury House, Sitka Drive, Shrewsbury Business Park, Shrewsbury, SY2 6LG

OFFICE SUITE

Summary

Tenure	To Let
Available Size	217 to 1,109 sq ft / 20.16 to 103.03 sq m
Rent	£3,225 - £13,310 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Two self-contained ground floor offices to let in premier business park serving the town of Shrewsbury
- Designated car parking spaces
- Shared use of toilets and a staffroom
- Forming part of the premier business park in Shrewsbury with excellent road links

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DESCRIPTION

The property provides two high quality ground floor office suites forming part of a prominently situated modern three storey office building. The office suites are arranged to provide two self-contained offices providing Total Net Internal Floor Area of 217 sq ft (20.16 sq m) & 1,109 sq ft (103.04 sq m) respectively. The offices have shared use of toilets and a staffroom. Suite A1 benefits from 2 designated car parking spaces within the communal car parking area serving the office building as a whole, and Suite B2 benefits from a further 3 designated car parking spaces.

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

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.

PLANNING

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

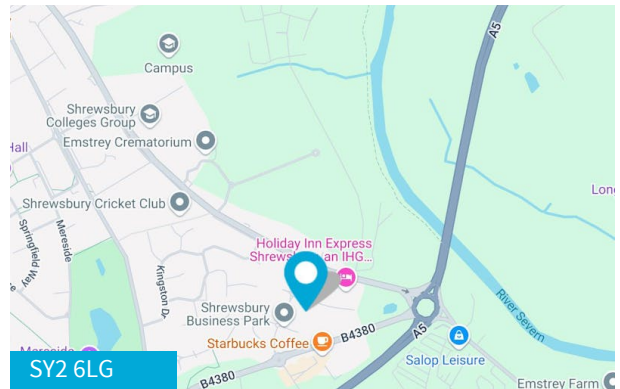
The offices would lend themselves to a variety of uses subject to statutory consents.

SERVICES

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

TENURE

The offices are offered to let for a term of 3 years. The property is let on full repairing and insuring terms by way of a service charge provision.



Viewing & Further Information

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