



TO LET - OFFICE

**OFFICE SUITES, GROVE HOUSE, 8 ST. JULIANS FRIARS, SHREWSBURY,
SY1 1XL**

RENT

■ £4,800 - £9,600 per annum

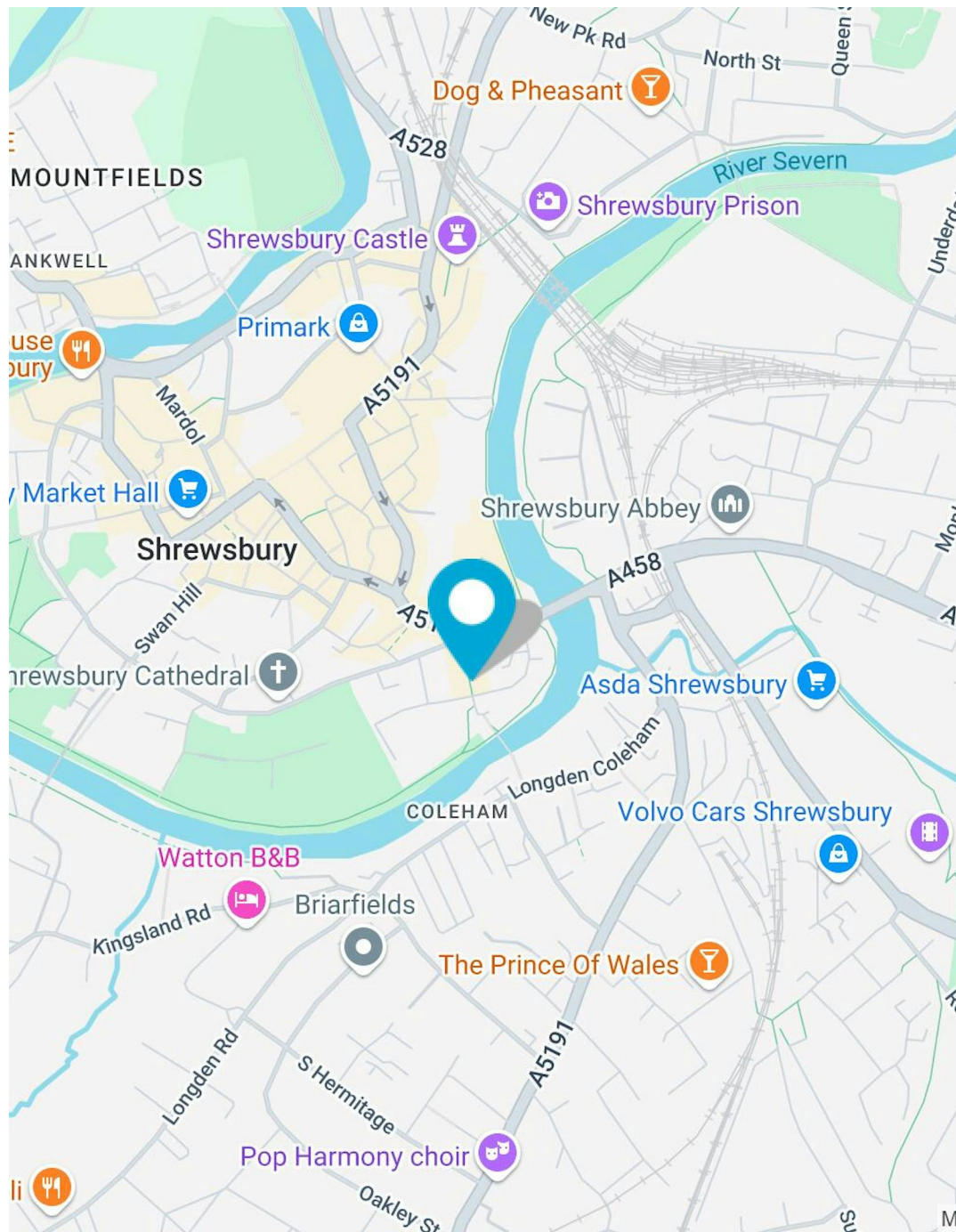
KEY POINTS

- Well located town centre location
- Car parking available by separate negotiation
- All inclusive rents



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226 TO 608 SQ FT | £4,800 - £9,600 PER ANNUM

01743 450 700



LOCATION

The property is located just off St Julian's Friars in the town centre of the county town of Shrewsbury. St Julian's Friars is located on the east side of the town centre and serves as an important link between the town centre and Longden Coleham.

The surrounding occupiers are in a variety of commercial and residential uses and include The Hop and Friar Pub, Tanners Wines, The Lion Hotel, and a variety of unique boutique retailers, cafés and wine bars. St Julian's public car park is within close proximity of the property.

Shrewsbury has a population in excess of 100,000 people. The road communications are excellent with the A5 Trunk Road leading to the M54 8 miles to the east, which leads to Junctions 10 and 11 of the M6 Motorway. Shrewsbury Railway station provides direct access to Telford, Wolverhampton, Birmingham and London.

Shrewsbury is the administrative centre for Shropshire and a historic tourist centre.

ACCOMMODATION

FLOOR/UNIT	DESCRIPTION	SQ FT	SQ M
Ground	Offices 1 and 2	444	41.25
1st	Office 1	226	21
2nd	Offices 1, 2, 3 & 4	608	56.49
1st	Suite 3	586	54.44

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DESCRIPTION

Grove House is a three storey property currently arranged as office suites over all three floors.

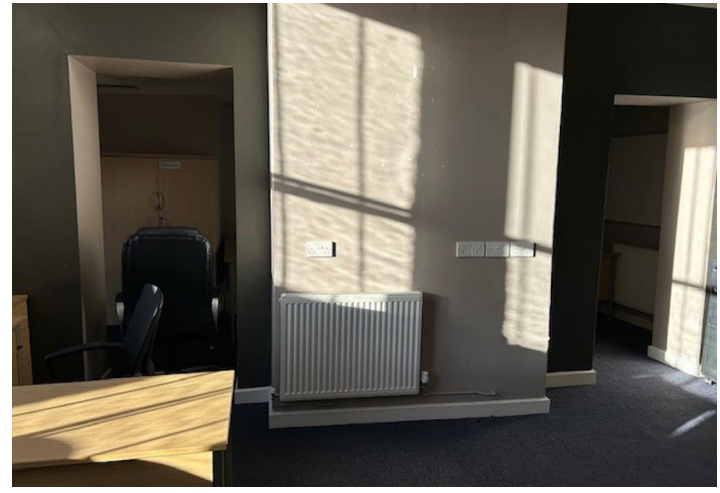
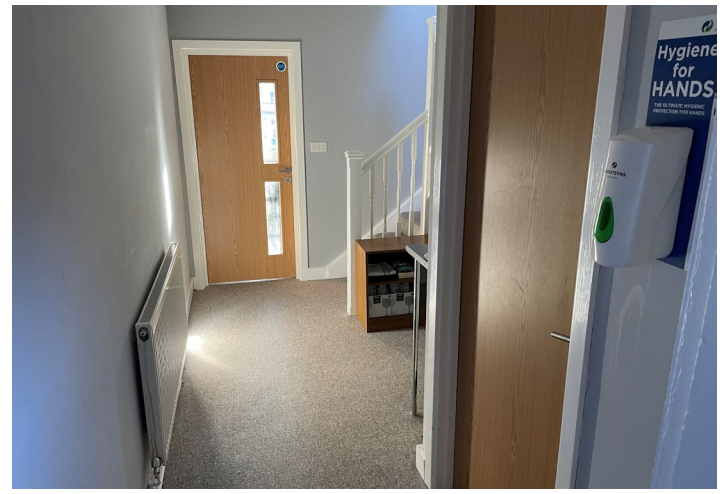
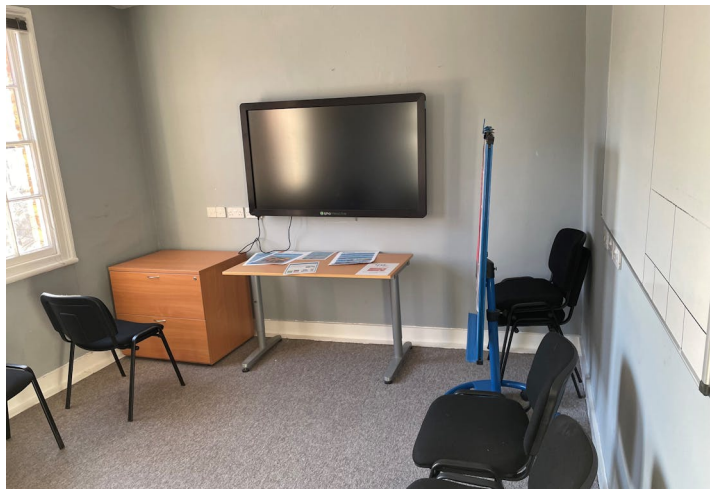
All offices are accessed via a central ground floor entrance hallway and benefit from shared use of toilet and staffroom facilities.

Suite 3 which is arranged over the first & second floor has its own kitchen and WC facilities within the demise.

Offices 1, 2, 3 & 4 on the Second Floor also benefit from private toilet facilities and kitchenette.

Car parking spaces are available by separate negotiation.





TENURE

The office suite is available on Tenants Full Repairing and Insuring Terms on a new lease for a length of lease to be negotiated.

SERVICES

(Not tested at the time of inspection)

We understand that all mains services are connected to the property. The office suites are heated by a gas fired central heating system. Services are all inclusive in the rental.

PLANNING

Interested parties are advised to make their own enquiries to the local authority. We understand that the building has existing planning for use class E.

LOCAL AUTHORITY

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND
0345 678 9000

RENT

£4,800 - £9,600 per annum

VAT

Applicable. The property is understood to be subject to VAT.

RATES

On Application

LEGAL COSTS

Ingoing tenant is liable for both parties legal costs. The incoming tenants is to be responsible for the landlords reasonable legal costs in the lease of the office suite.

EPC

E (103)

CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

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