



VARIOUS SIZED OFFICES SITUATED ON WEM BUSINESS PARK  
OFFICES AT WEM BUSINESS PARK, WEM, SHROPSHIRE, SY4 5JX

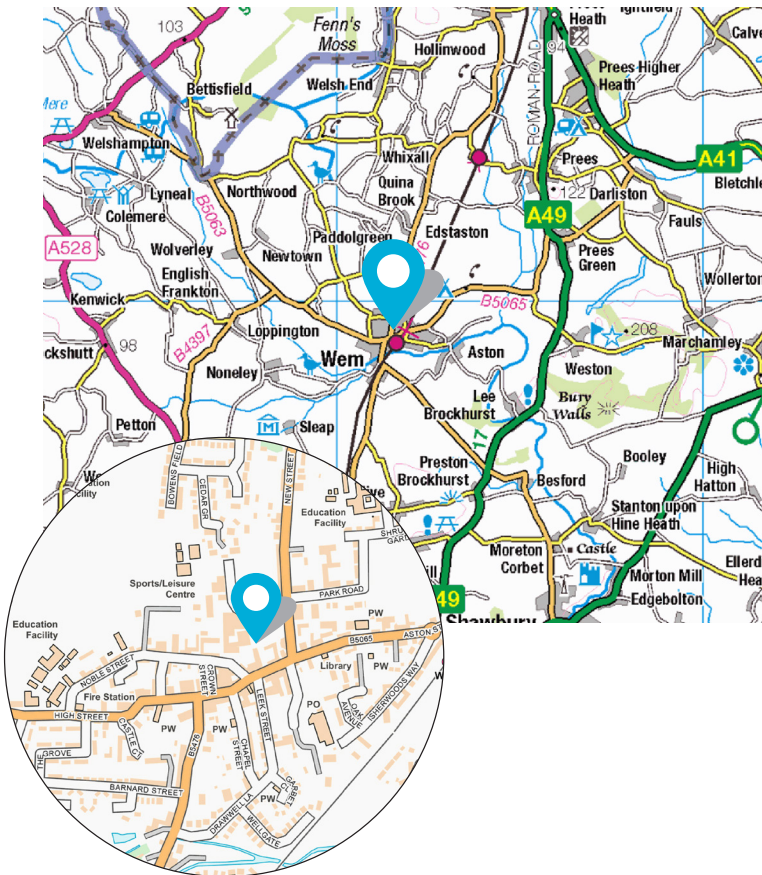
- Parking on site
- Prestigious Shropshire business park
- Close to the town centre
- Sizes ranging from 6.84 sq m (73.6 sq ft) to 31.87 sq m (343 sq ft)

RENT: From £1,500 to £6,800 per annum (Exclusive of VAT)



# TO LET

# HIGH QUALITY OFFICE ACCOMMODATION



## LOCATION

The property is located in the centre of the town of Wem and located just off New Street in an area of mixed development.

The estate is accessed via an estate road off New Street.

Wem is an established market town with all local amenities, including a railway station which runs on the Welsh Marches Line. The town had a population of approximately 6,100 people at the 2011 census. The town is located in proximity of the A49 trunk road that provides access to the national road network.

The town is located approximately 9 miles north of the County Town of Shrewsbury and approximately 9 miles north of the town of Whitchurch.

## DESCRIPTION

The offices are at first floor level in a modern brick built building with a slate roof and PVC double glazing. The offices range between 6.84 sq m (73.6 sq ft) and 31.87 sq m (343 sq ft) and have shared WC and kitchen facilities on site. The offices benefit from LED lighting and coded access with electric heating.

Key features of the business park include:

- Ample parking facilities
- Recently refurbished
- Excellent access
- Located close to the town centre

## SERVICE CHARGE

There will a site service charge for the common areas, grounds and access roads.

## 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.

## VAT

All rents quoted are exclusive of any VAT. The property is understood to be elected for VAT.



# TO LET

# HIGH QUALITY OFFICE ACCOMMODATION

## ACCOMMODATION

(All measurements are approximate only. Prospective tenants should rely on their own enquiries.)

UNIT	SIZE SQ FT	SIZE MSQ	RATEABLE VALUE (2022/23)	RATES PAYABLE (2022/23)	EPC	RENT PER ANNUM EXCLUSIVE OF VAT
32	343	31.87	TBC	TBC	TBC	£6,800
33A & B	184	17.12	TBC	TBC	TBC	£3,680
33C	73.6	6.84	TBC	TBC	TBC	£1,500



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### SERVICES

(Not tested at the time of inspection)

Mains electricity, drainage and water are understood to be connected to the property.

The electricity is sub metered and charged on actual consumption for each tenant. Water is included.

### TENURE

Available leasehold on terms to be agreed.

The tenant will be responsible for paying the insurance premium to the landlord and a deposit may be required. Further details available on request from the letting agents.

### LEGAL COSTS

Each party is to be responsible for their own legal costs in relation to documenting this transaction.

### LOCAL AUTHORITY

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

Telephone: 0345 678 9000



### VIEWING

Viewing via the letting agents:

James Evans

07792 222 028

E: james.evans@hallsgb.com

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