

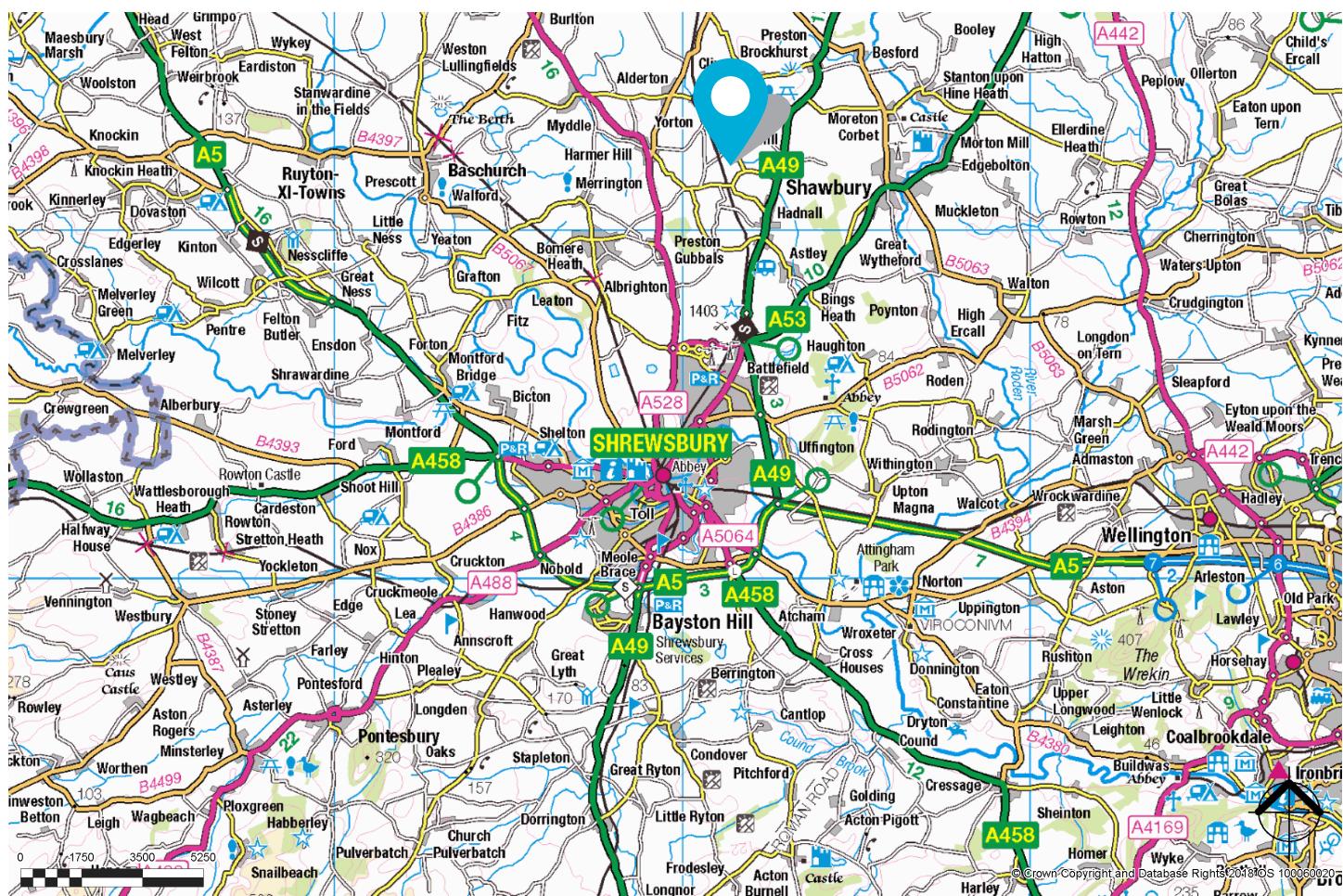


HIGH QUALITY SELF CONTAINED OFFICE SITUATED WITHIN THE EXCLUSIVE SANSAW BUSINESS PARK

**UNIT 4A, SANSAW BUSINESS PARK, HADNALL, SHREWSBURY, SHROPSHIRE, SY4 4AS**

- Prestigious Shropshire Business Park
- Ground floor with own access and WC and kitchen facilities
- Ample parking facilities
- Size 59.36 sq m (639 sq ft)
- Serviced office
- Excellent road links
- Great rural location

**RENT: £9000 per annum exclusive of any VAT**



## LOCATION

Sansaw is one of Shropshire's leading business parks with some of the region's most creative businesses having taken up residence at The Stables development which benefits from incredible surroundings at the heart of Sansaw Estate.

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.

## DESCRIPTION

The Stables are a collection of historic coach houses restored as charming, modern, high specification, self-contained offices set around a central courtyard. Unit 4a provides ground floor office accommodation of approximately 59.36 sq m (639 sq ft). The office has its own shared access and self-contained WC and kitchen facilities within the unit.

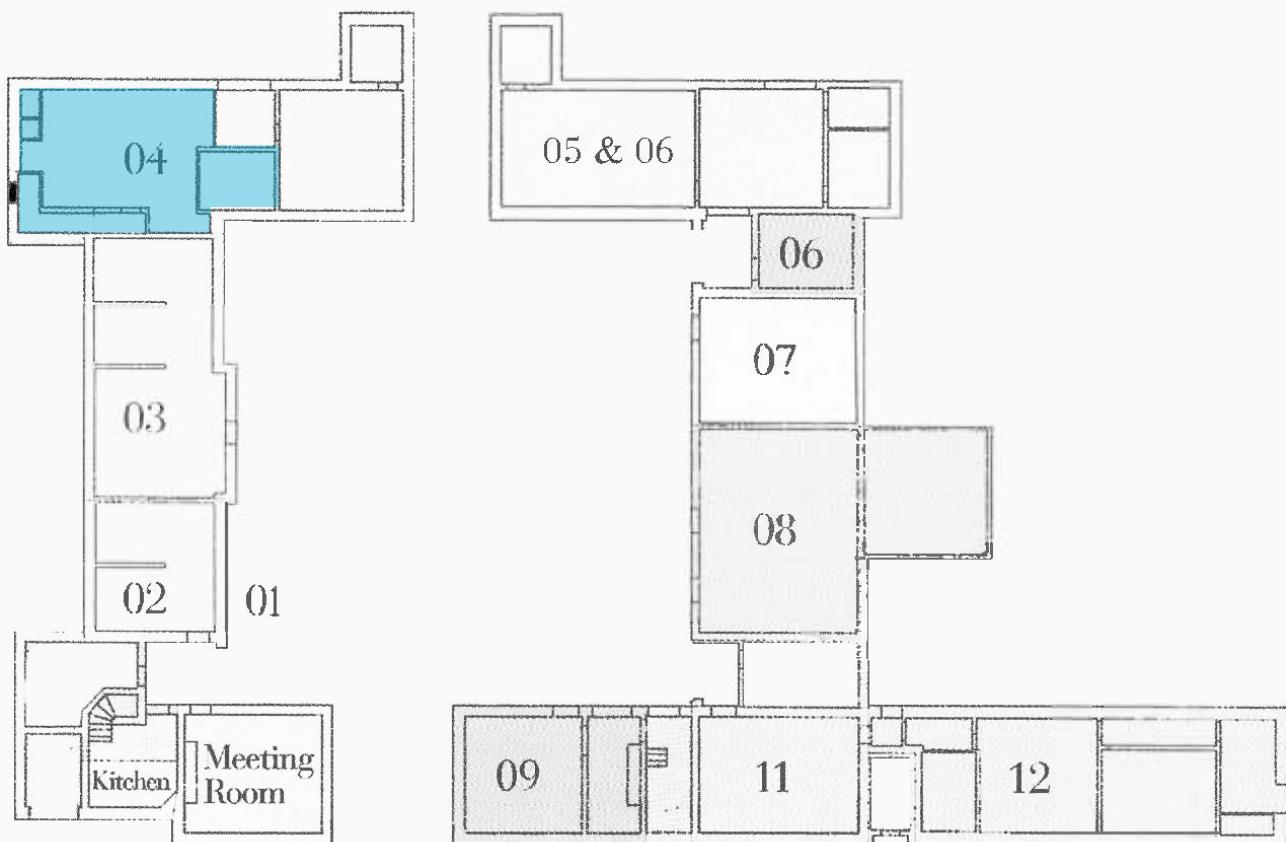
The property benefits from installed state-of-the-art voice data systems which offer the latest communication technology. It is a secure, robust and flexible ICT solutions for all tenants and is fully supported and maintained by our dedicated IT team. The property benefits from perimeter trunking throughout and the heating is through electric heaters.

Key features include of the Business Park include:

- High-speed internet access
- Ample car parking
- Excellent access
- On site management

TO LET

HIGH QUALITY  
GROUND FLOOR SERVICED OFFICES



# TO LET

# HIGH QUALITY GROUND FLOOR SERVICED OFFICES

## RENT

£9000 per annum exclusive of any VAT

The rent includes the office, high speed internet connection (100MB upload and download) and secure LAN and wireless office networks. The ICT system is fully supported during business hours.

## SERVICE CHARGE

10% of the rent per annum plus VAT.

This will cover maintenance of the common areas, grounds and access roads. Maintenance and the repair of the structure and exterior of the building and building services. Services to common areas and refuse collection.

## UTILITIES AND CALL CHARGES

Water and Sewerage is charged half yearly in March and September. Water is charged on a rateable basis.

The tenant will be responsible for all utilities at the premises.

## VAT

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

## 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.

## TENURE

The tenant will be responsible for reimbursing the insurance premium to the Landlord.

Deposit required, further details available on request.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred.

## 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@halls.com](mailto:james.evans@halls.com)

**Harriet Shakeshaft**  
07538 912 096  
E: [harriets@halls.com](mailto:harriets@halls.com)

**Commercial Department**  
E: [commercialmarketing@halls.com](mailto:commercialmarketing@halls.com)



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