

TO LET

Suite C, Hermes House, Oxon Business Park, Bicton Heath, Shrewsbury, SY3 5HJ

Halls¹⁸⁴⁵

COMMERCIAL



High quality office accommodation forming part of sought after business park with generous car parking provision

- First floor office suite of 2,000 sq ft (185.79 m sq) forming part of prestigious building
- Benefiting from 8 car parking spaces
- Lift access
- Forming part of established business park in the sought after town of Shrewsbury

Rent: £21,000 per annum (Exclusive)

hallsgb.com

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, 10 miles West of Shrewsbury and approximately 68 miles South of Manchester.



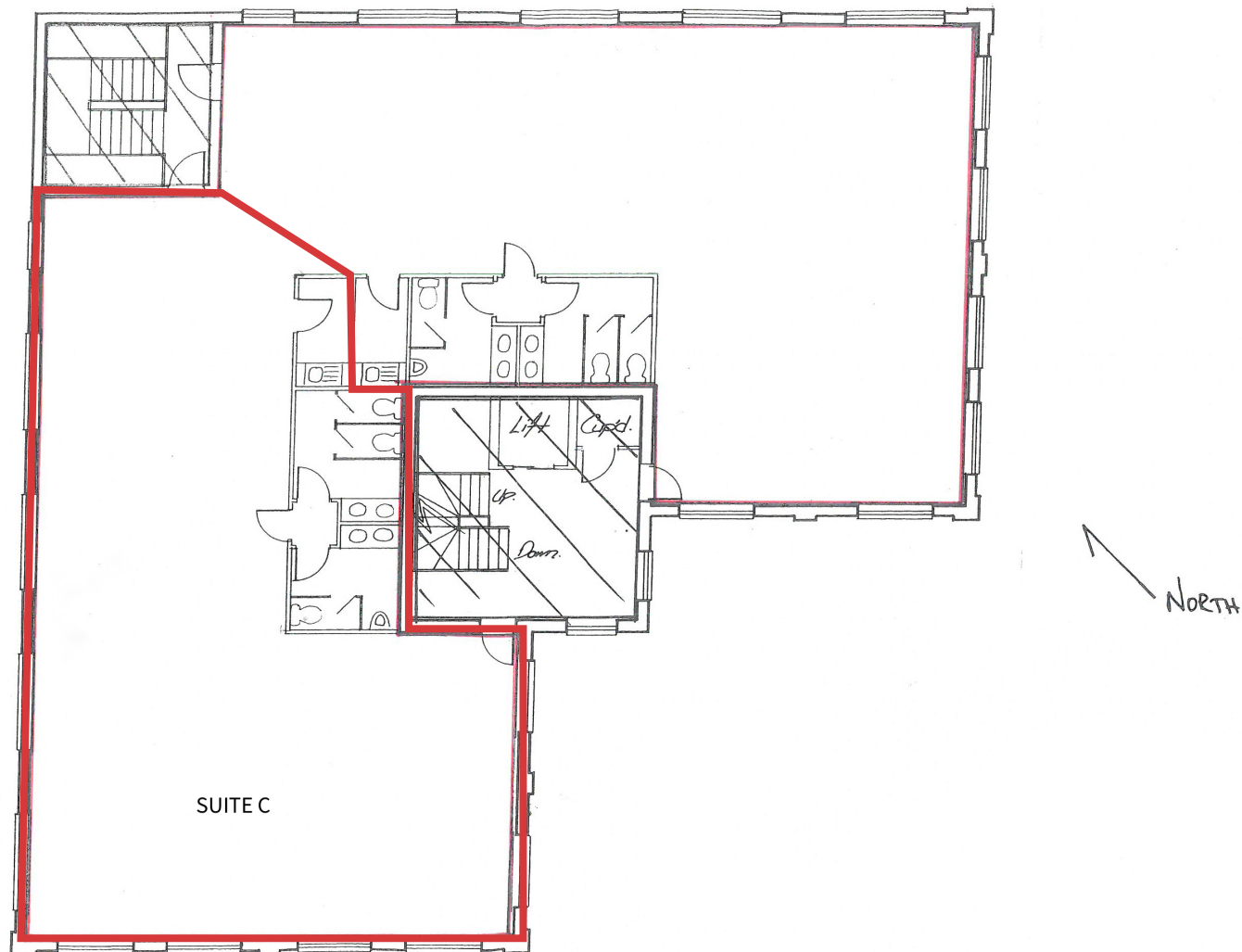
DESCRIPTION

The first floor office forms part of Hermes House which is a modern three storey office building. The suite benefits from a very generous provision of car parking with 8 designated spaces. It is accessed from an attractive communal entrance benefiting from a lift, the office suite provides 2,000 sq ft (185.79 m sq) of accommodation and welfare facilities.



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ACCOMMODATION

(All measurements are approximate only)

Office Suite C 2,000 ft sq (185.79 m sq)
(Outlined in red)

Outside

8 designated car parking facilities.

RENT

£21,000 (Twenty one thousand pounds) per annum (Exclusive) payable quarterly in advance.

EPC

The property is rated as C

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RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2021/22)	£14,000
Rates Payable (2021/22)	£6,986

However, interested parties should make their own enquiries to the local authority.

TENURE

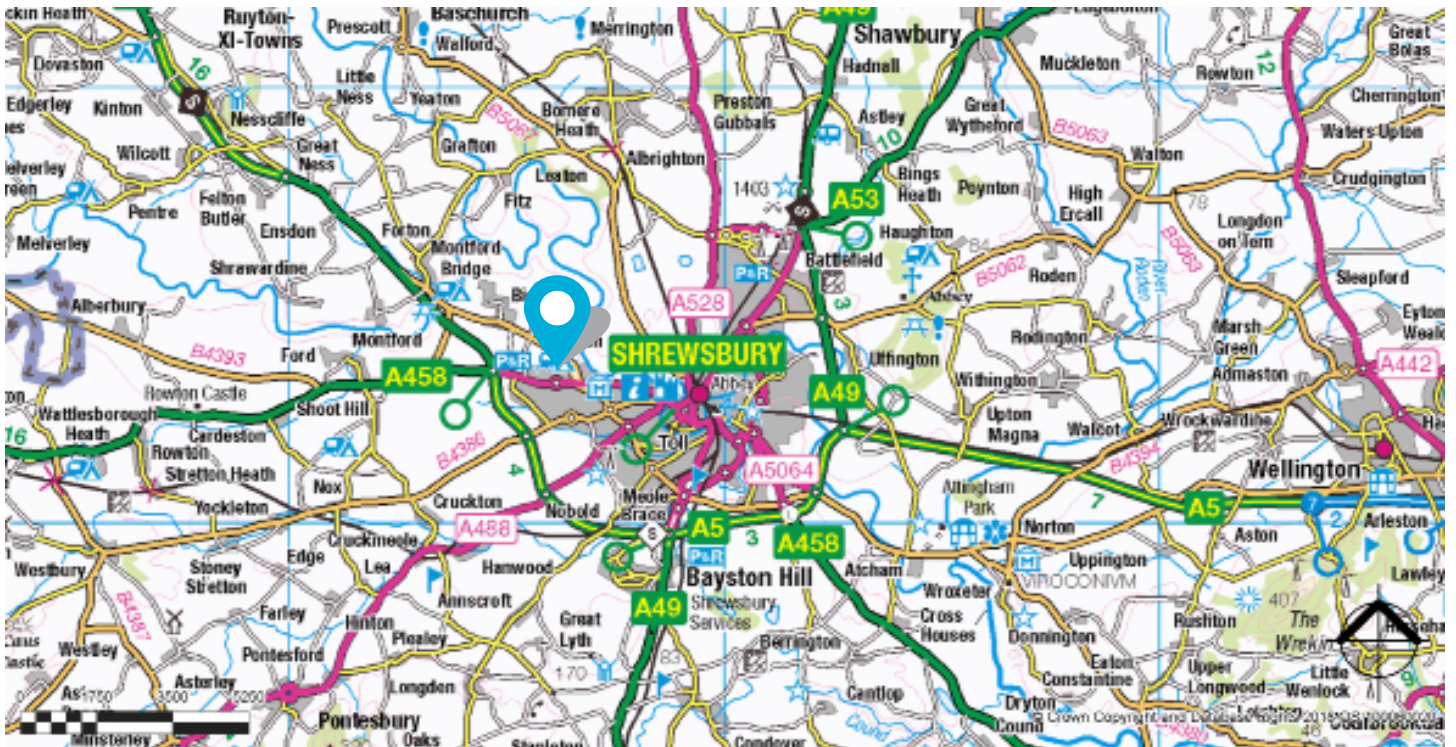
The office suite is available To Let on a new lease for a length of term by negotiation with 3 yearly rent reviews on a Tenants Full Repairing and Insuring Basis, subject to service charge provisions. Further details are available from the agents upon request.

LEGAL COSTS

The tenant is to be responsible for the landlords legal costs attached to the granting of the lease.

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SERVICES

(Not tested at the time of our 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.

LOCAL AUTHORITY

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

PLANNING

Prospective Tenants are to make their own enquiries the premises are understood to benefit from planning consent for Use Class B1 of the Town and Country Use Classes Order 1987

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.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own

enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



Viewing via the sole letting agents:

James Evans
07792 222 028
E: james.evans@halls.gb.com

Harriet Shakeshaft
07538 912 096
E: harriets@halls.gb.com



01743 450700

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