



**TO LET - HIGH QUALITY SELF CONTAINED GROUND FLOOR OFFICE SUITE**

**UNIT 3, SANSAW BUSINESS PARK, HADNALL, SHREWSBURY, SHROPSHIRE, SY4 4AS**

# KEY POINTS

# 785

SQFT

TOTAL NET INTERNAL FLOOR AREA



GROUND FLOOR OFFICE SUITE

# PRESTIGIOUS BUSINESS PARK


ALL MEASUREMENTS ARE APPROXIMATE



# £9,700


PER ANNUM  
(EXCLUSIVE)

James Evans

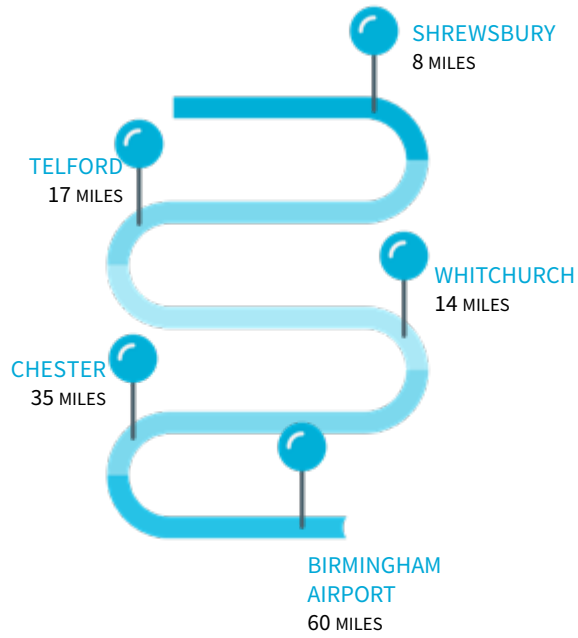
 07792 222 028

[james.evans@hallsgb.com](mailto:james.evans@hallsgb.com)

Commercial Department

 01743 450 700

[commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)



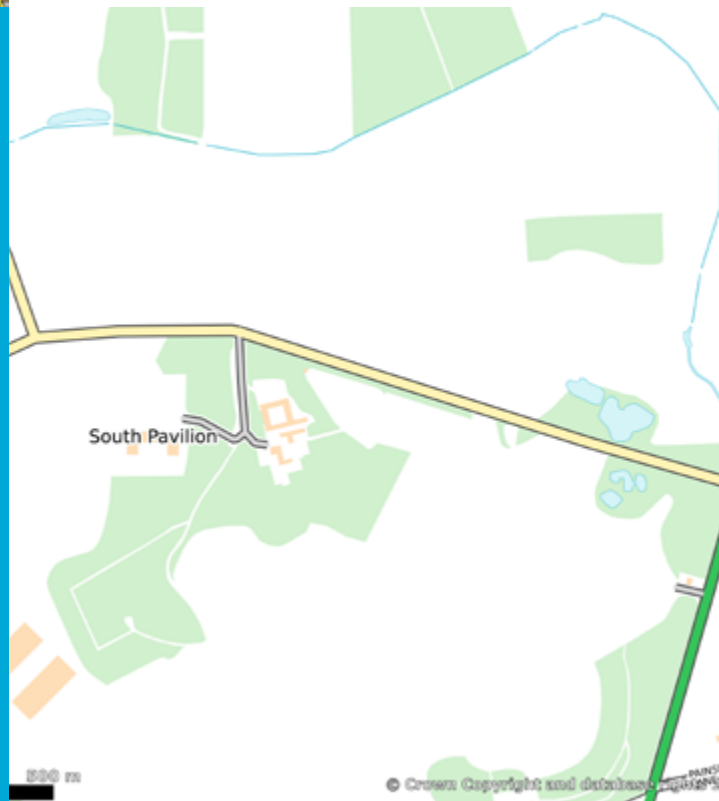
## LOCATION

Sansaw is one of Shropshire's leading business parks with some of the regions 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, 35 miles from Chester and 67 miles from Manchester.



GENEROUS CAR PARKING ON-SITE



[SANSAW ESTATE WEBSITE](#)

# DESCRIPTION

The property comprises of an attractive ground floor office forming part of the Stables at Sansaw Business Park. The Stables is a collection of historic coach houses that have been restored to provide attractive, modern, high specification office accommodation. The office provide a Total Net Internal Floor Area of approximately 785 ft sq (72.93 m sq).

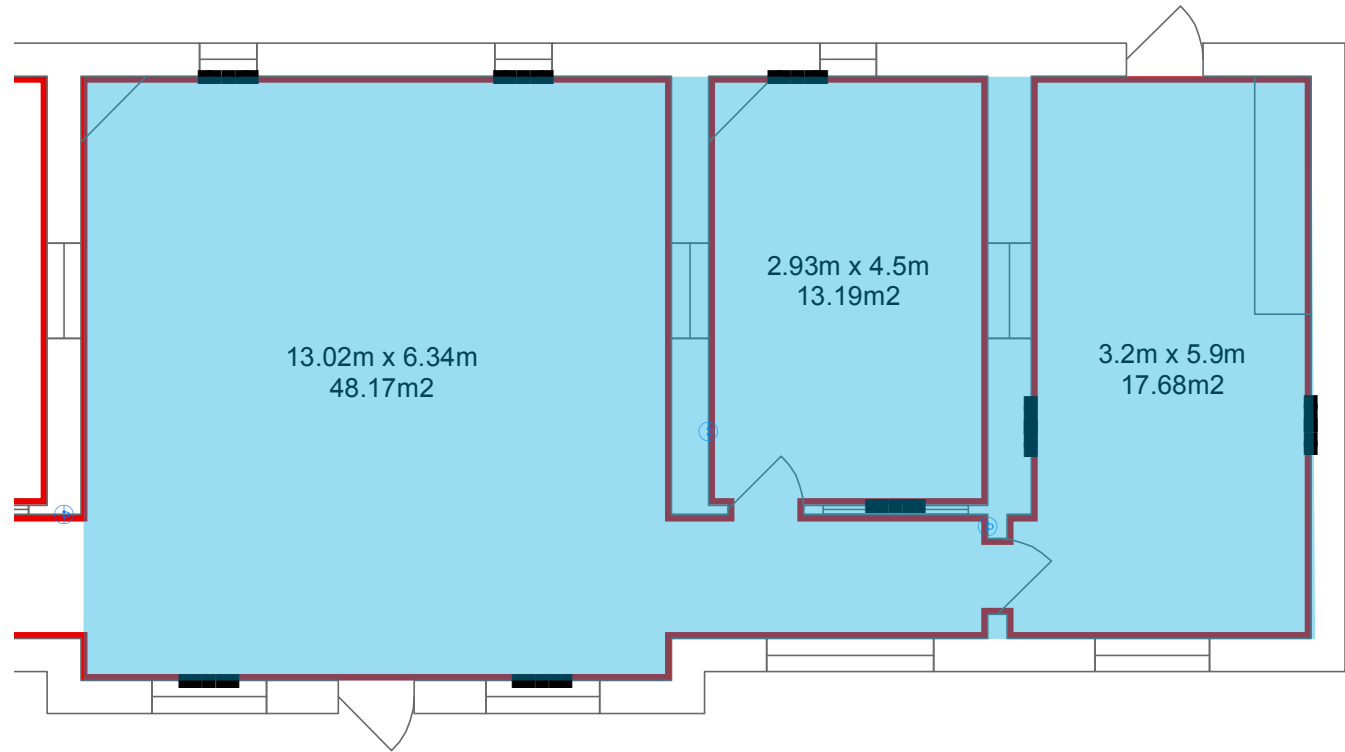
The offices benefit from high speed internet, electric heating and suspended ceilings. The Business Park also provides on site management and generous provision of car parking in the communal car park.

# ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

	M SQ	SQ FT
TOTAL NET INTERNAL AREA	72.93	785





## TENURE

The property is offered to let on a new lease on Tenants Full Repairing and Insuring Basis, subject to a service charge provisions for a length of term by negotiation.

A deposit maybe required depending upon status.

## PLANNING

Interested parties are advised to make their own enquiries to the local authority.

The property benefit from planning consent for office use falling in Use Class E.

## UTILITIES

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

The tenant is responsible for all utility costs at the offices.

The offices benefit from mains electricity and heating via electric heaters.

## LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in respect of the granting of a new lease.

## RENT

£9,700 per annum (Exclusive)

The rent is paid quarterly in advance by standing order.

The rent includes access to high speed internet connection and a secure LAN and wireless office network.

## VAT

All rents and service charges are quoted exclusive of VAT.

The property is elected for VAT therefore VAT will be charged.


## SERVICE CHARGE

The service charge is 10% of the annual rent (Exclusive)

This covers the costs of the maintenance of communal areas and external repair of the building and the cost of any communal services.

## LOCAL AUTHORITY

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


 0345 678 9000


[SHROPSHIRE COUNCIL WEBSITE](#)

## VIEWING

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

Commercial Department

 01743 450 700

 [commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)

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