



**TO LET - VARIOUS OFFICE/BUSINESS SPACE UNITS ON FLEXIBLE LEASE TERMS**

**TOWER PARK, ENNERDALE ROAD, SHREWSBURY, SY1 3TD**

# KEY POINTS

UNITS RANGING FROM

# 103 - 261

SQ FT



OFFICE/BUSINESS UNITS

# 6 INITIAL MONTH LICENCE

ALL MEASUREMENTS ARE APPROXIMATE




FROM  
**£170**

PER MONTH


(EXCLUSIVE)

James Evans

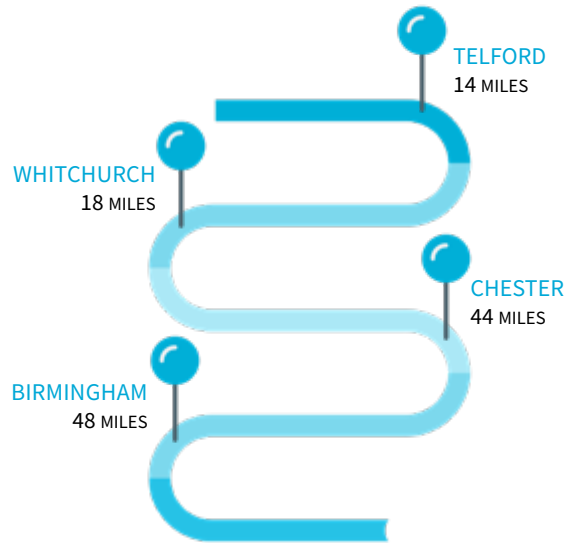
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## LOCATION

The property is located on Tower Park which is situated on Ennerdale Road and visible from the road. The surrounding occupiers include Boys and Boden Ltd, All Pump Solution and Price Fallsows.

The property forms part of the Boys and Boden Ltd site and benefits from good connectivity with easy access to A53, A49 and A5112. Nearby amenities include Lidl and Tesco, gyms and a pharmacy with an onsite café.

Shrewsbury is the County Town of Shropshire and has a significant catchment population as well as acting as an administrative and tourist centre. The town is sat on the River Severn and had a population of 71,715 at the 2011 census.

The town is located approximately 48 miles west of the City of Birmingham and approximately 44 miles south of the City of Chester. There is access to the national road network via the A5(M54 link road).



# 71,715

SHREWSBURY POPULATION

2011 CENSUS



# DESCRIPTION

The property comprises a secure modern multi let single story office building which has 12 suites. There is a communal kitchen area and toilets which are regularly cleaned and inclusive within the rent.

Furthermore, all bills such as heating, water and building insurance will be included. Boys and Boden Ltd insure the building, tenants have to insure their own contents of their unit. The tenant must pay for their electricity usage, which is metered separately for each unit.

For each unit the tenant will be entitled to one on-site car park space at no extra charge. Visitors to the units will need to park on Ennerdale Road. No parking is available within the Boys and Boden Ltd site.

All units will be decorated before occupation.

# ACCOMMODATION

All measurements are approximate

UNIT	M SQ	SQ FT	STATUS
2	21.25	228.73	AVAILABLE
6	9.55	102.80	LET
9	24.22	260.70	AVAILABLE
10	19.52	210.11	AVAILABLE
11	19.11	205.69	LET



## TENURE

Each unit will be let on a licence, which is a 6 month rolling offering occupiers flexibility.

## PLANNING

Prospective purchasers should make their own enquiries.

The premises is understood to have an existing use for Class B and would lend itself to a variety of uses.

## SERVICES

(Not tested at the time of our inspection)

We understand that mains water, electricity, drainage are connected to the units. There is oil fired central heating, controlled by thermostats to the radiator, in each office.

## RENT

UNIT	RENT PER MONTH (EXCLUSIVE)
2	£310
6	LET
9	£306.35
10	£340
11	LET

## LEGAL COSTS

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

## VAT

The property is understood to be elected for VAT and VAT will therefore be charged on the rent.

## RATES/EPC


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

UNIT	RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
2	£2,550	£1,272	D (82)
6	£1,425	£712	D (82)
9	£3,200	£1,597	D (82)
10	£2,600	£1,297	D (82)
11	£2,550	£1,272	D (82)

The units may benefit from Small Business Rates Relief.

## LOCAL AUTHORITY

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

 0345 678 9000


[SHROPSHIRE COUNCIL WEBSITE](#)


## VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact :

Commercial Department

 01743 450 700

 [commercialmarketing@halls.gb.com](mailto:commercialmarketing@halls.gb.com)

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