



HIGH QUALITY FIRST FLOOR OFFICE SUITE IN BATTLEFIELD SHREWSBURY
CAMERON HOUSE, KNIGHTS COURT, ARCHERS WAY, BATTLEFIELD ENTERPRISE
PARK, SHREWSBURY, SHROPSHIRE, SY1 3GA

- Total Net Internal Floor Area available of 1,506 sq ft (139.90 sq m)
- Good access to the national road network
- Generous provision of car parking
- Modern office accommodation forming part of a sought after office development
- Suitable for a variety of office/business uses

RENT: £14,300 PER ANNUM (EXCLUSIVE)

LOCATION

The property forms part of the prominent high quality office development known as Knights Court, which is located at the junction of Archers Way and Knights Way in Battlefield Enterprise Park.

Battlefield Enterprise Park is located approximately 1.5 miles from the Town Centre of Shrewsbury and is located in close proximity to the A5(M54) Link Road that provides easy access to the national road network. Shrewsbury is the County Town of Shropshire and is an established administrative and tourist centre where all local amenities are available.

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DESCRIPTION

The office suite is on the first floor of the property and forming part of a modern office building. It is arranged to provide offices and welfare facilities and benefits from a lift for disabled access. The offices benefit from a generous provision of car parking in the large communal car park that serves the office development as a whole.

The office suite is arranged to provide a Total Net Internal Floor Area of approximately 1,506 sq ft (139.90sq m).

ACCOMMODATION

(All measurements are approximate only)

	SQ FT	SQ M
Total Net Internal Floor Area	1,506	139.90

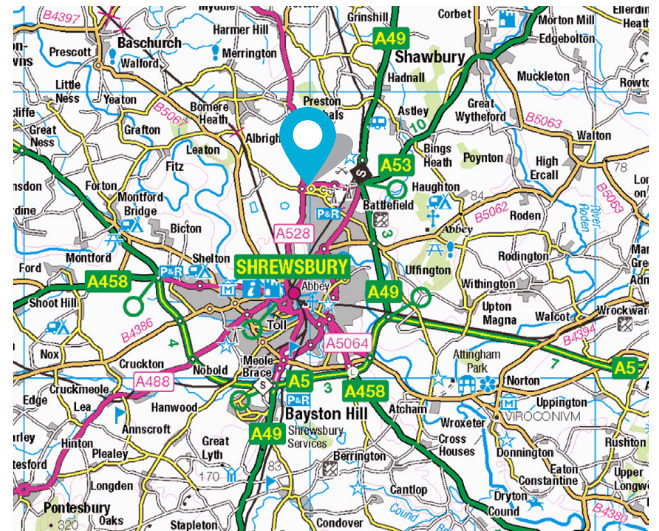
RATEABLE VALUE

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

Rateable Value (2024/25)	TBC
Rates Payable (2024/25)	TBC

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

Tenants may benefit from Small Business Rates Relief.



EPC

Energy Rating: C (68)

TENURE

The office suite is available To Let on a new lease for a length of term by negotiation with rent reviews at three yearly intervals on Tenants Full Repairing and Insuring terms subject to service charge provisions.

LEGAL COSTS

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

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 offices have air conditioning.

PLANNING

The property is understood to benefit from planning consent for User Class E of the Town and Country Use Classes Order 1987.

TO LET

FIRST FLOOR OFFICE SUITE



RENT

£14,300 (Fourteen thousand three hundred pounds) per annum (Exclusive)

VAT

Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction.

The rent is understood to be subject to VAT and therefore VAT will be payable.

LOCAL AUTHORITY

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

Telephone: 0345 678 9000



VIEWING

Strictly by prior arrangement with the letting agents.

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

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

Ellie Studley
07795 486 267
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Commercial Department
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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.

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