



**TO LET - SECOND FLOOR OFFICE SUITE**

**SUITE E, JUPITER HOUSE, SHREWSBURY BUSINESS PARK, SHREWSBURY, SHROPSHIRE, SY2 6LG**

# KEY POINTS

# 1,257

SQ FT

TOTAL NET INTERNAL FLOOR AREA



OFFICE/BUSINESS SPACE

DESIGNATED  
CAR PARKING  
ON SITE

ALL MEASUREMENTS ARE APPROXIMATE




# £13,800

PER ANNUM


(EXCLUSIVE)

James Evans

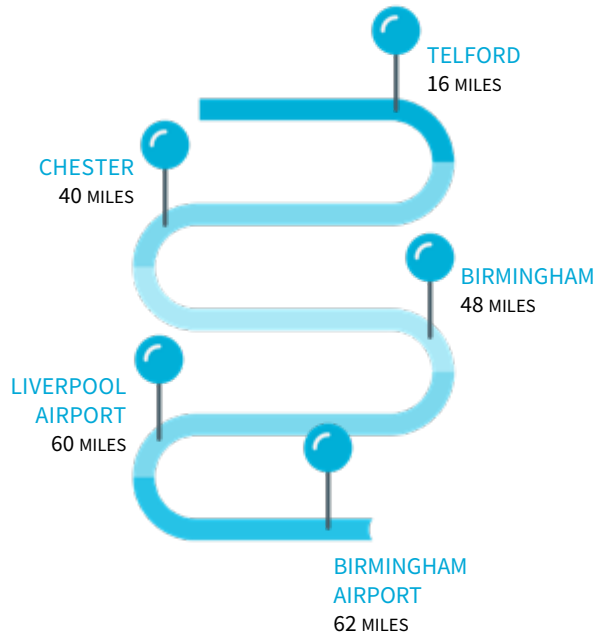
 07792 222 028

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

Ellie Studley

 07538 912 096

[e.studley@hallsgb.com](mailto:e.studley@hallsgb.com)



## LOCATION

The office suite forms part of the property known as Jupiter House, which is prominently located within Shrewsbury Business Park. It sits alongside a range of other office buildings, with occupiers including FBC Manby Bowdler solicitors, WR Partners chartered accountants, NFU Mutual insurers, Brewin Dolphin financial advisers and other professional and institutional concerns.

The property is approached via a shared access off the main estate road within the Business Park with the benefit of a security barrier.

The Holiday Inn Hotel is in close proximity, with other features including Children's Day Nursery and Co-Op Convenience store. There is a bus service to and from Shrewsbury town centre. Shrewsbury Business Park is the county's premier office location, adjacent to the A5 trunk road about 3 miles from Shrewsbury town centre. Social and conference facilities are available at Bannatyne Fitness and Shrewsbury Town Football Club, about 1 mile distant at Oteley Road, with Meole Brace Retail Park also to hand. Shrewsbury is the county town and principal administrative centre for Shropshire with a borough population of about 90,000 and a significant catchment extending into Mid Wales of around 200,000 people.



SHREWSBURY  
POPULATION

76,600

APPROXIMATELY



## DESCRIPTION

The property comprises a second floor suite of offices that forms part of the property known as Jupiter House. The office suite provides a Total Net Internal Floor Area of approximately 1,257 ft sq (116.77 m sq) that is arranged to provide offices, staffroom and stores with shared use of toilet facilities. The property would lend itself to a variety of office/business uses and provides flexible accommodation.

Externally the property benefits from 2 designated car parking within the car park serving Jupiter House.

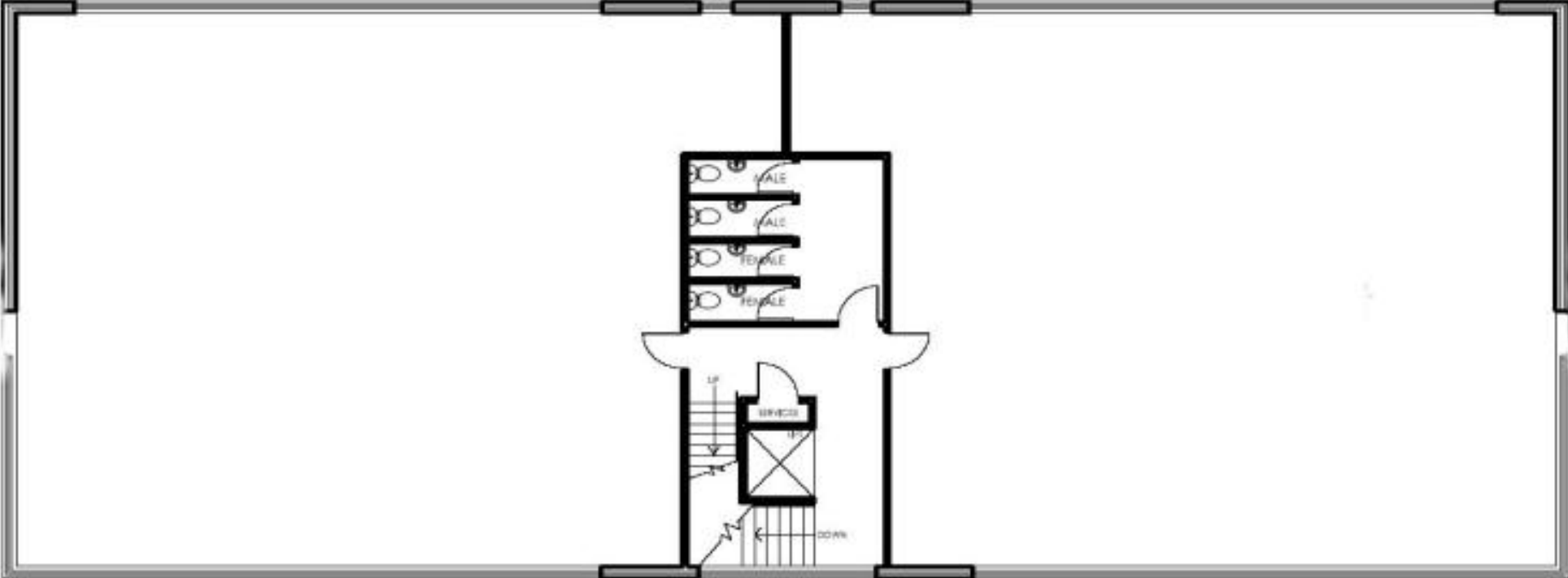
## ACCOMMODATION

(ALL MEASUREMENTS ARE APPROXIMATE)

SUITE E	M SQ	SQ FT
OFFICES		
Total Net Internal Area	90.38	973
STAFFROOM		
Total Net Internal Area	11.05	119
STORES		
Total Gross Internal Area	15.22	165



second floor



## TENURE

The office suite is offered to let on a new lease for a length of term by negotiation on Tenants Full Repairing and Insuring terms subject to service charge provisions further details upon request.

## PLANNING

Prospective purchasers should rely on their own enquiries.

The property is understood to benefit from planning consent for Use Class E (Offices) under the Town and Country Use Classes Order 1987.

The property would lend itself to a variety of potential uses, subject to statutory consents.

## LEGAL COSTS

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

## SERVICES

(Not tested at the time of our inspection.)

Mains water, electricity and drainage are understood to be connected to the property. The property has the benefit of air conditioning.

## VAT

The property is understood to be elected for VAT.

## RENT

£13,800 (Exclusive) per annum, payable quarterly in advance by standing order.

## RATES AND EPC


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

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
£10,500	£5,240	D (95)

RATES EPC

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

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.