

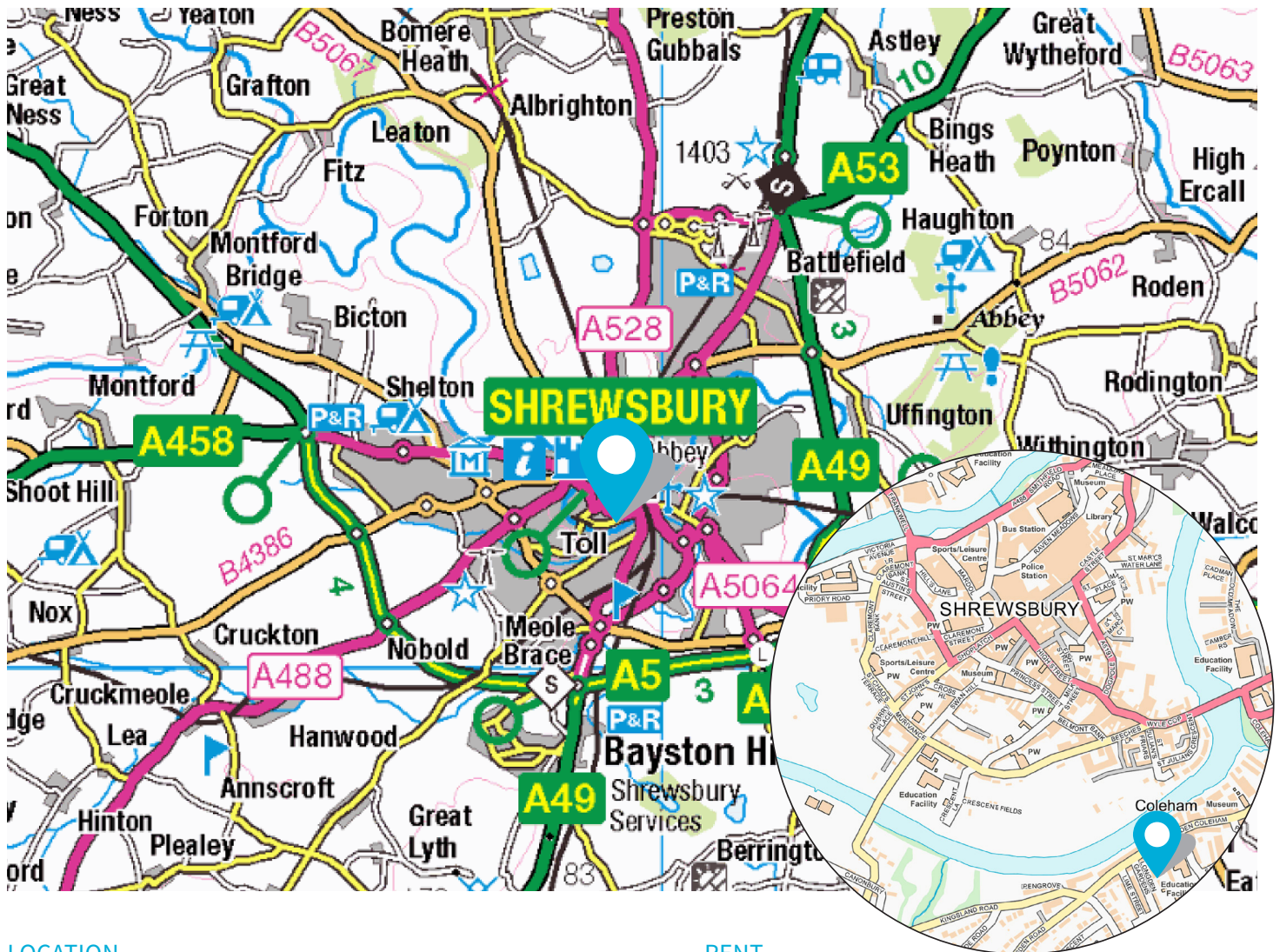


MODERN, CONTEMPORARY OFFICE SPACE

SABRINA HOUSE, SUITE 7, LONGDEN COLEHAM, SHREWSBURY, SHROPSHIRE, SY3 7BF

- Modern business space
- Size 17.65 sq m (190 sq ft)
- Benefiting from a private kitchen and toilet facilities

RENT: £3,800 per annum (Exclusive)



LOCATION

Sabrina Court is located off Longden Road, opposite the Crown Inn. Upon entrance to Sabrina Court there will be an arch to drive through. Sabrina House is located at the top of the road.

The suite is conveniently located within a walking distance of Shrewsbury Town Centre and local amenities. 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

Sabrina House offers a modern, contemporary office space, benefiting from a private kitchen and toilet facilities.

RENT

£3,800 per annum (Exclusive)

SERVICE CHARGE

There is an included service charge, electricity on top which is sub metered.

VAT

All rents quoted are exclusive of any VAT. The property is understood to be subject to VAT

PLANNING

Interested parties are advised to make their own enquiries to the local authority. The property are to be used within User Class E of the Town and Country Planning Act (User Classes Order) 1987.

TO LET

OFFICE SUITE



TENURE

The property is to be let on a new tenants full repairing and insuring basis for a length of term by negotiation with the exception that the tenant pays electric and rates.

LOCAL AUTHORITY

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

RATEABLE VALUE

We have made non-verbal enquiries to Shropshire Council and can confirm the following:

Rateable Value (2022/23): £3,200
Rates Payable (2022/23): £1,597

EPC

To order

VIEWING

Viewing via the letting agents:

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

Ellie Studley
07538 912 096
E: e.studley@hallsgb.com

Commercial Department
E: commercialmarketing@hallsgb.com



LEGAL COSTS

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

01743 450 700

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