



**TO LET – FIRST FLOOR OFFICE
FORMING PART OF A POPULAR OFFICE/BUSINESS PARK**

UNIT 13D | SANSAW BUSINESS PARK | HADNALL | SHREWSBURY | SHROPSHIRE | SY4 4AS



KEY POINTS

136

SQ FT

TOTAL NET INTERNAL FLOOR AREA



GROUND FLOOR OFFICE SUITE

PRESTIGIOUS
BUSINESS
PARK


ALL MEASUREMENTS ARE APPROXIMATE




£2,580

PER ANNUM
(EXCLUSIVE)


James Evans

 07792 222 028

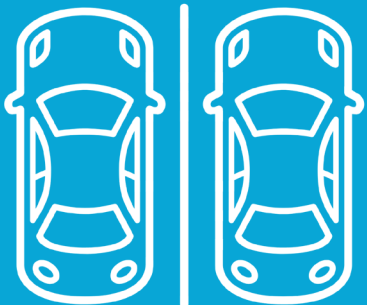
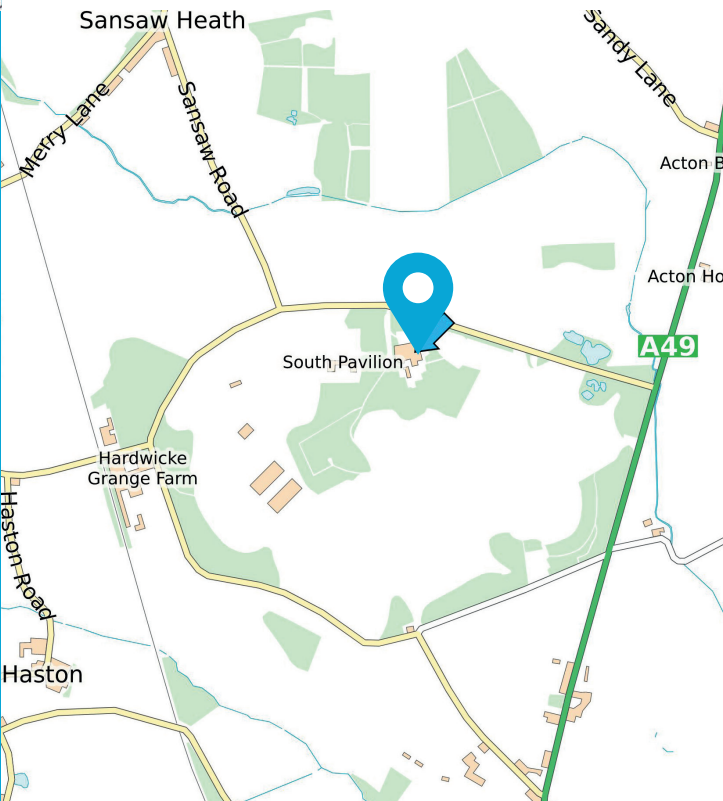
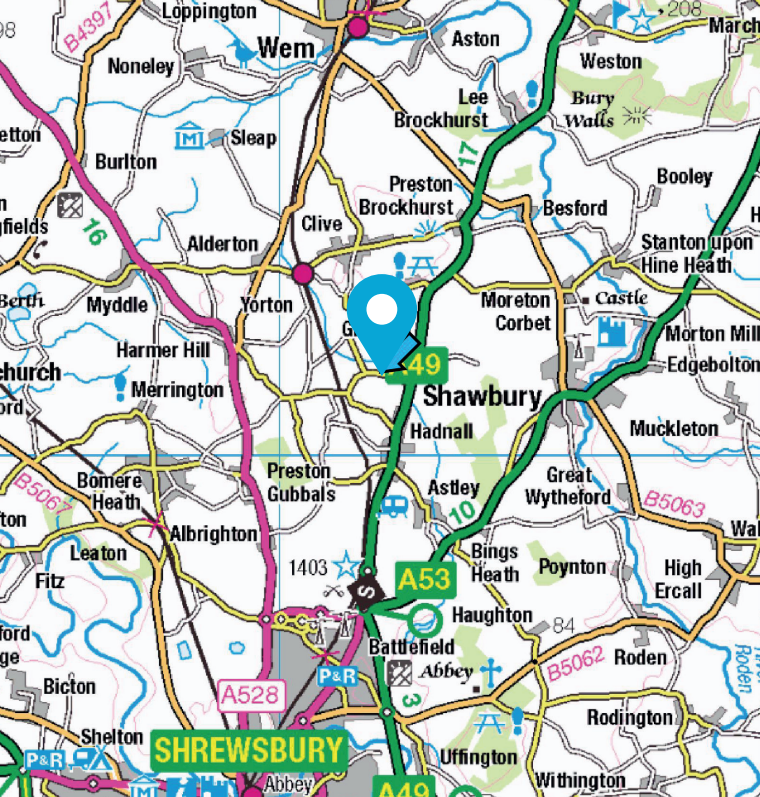
 james.evans@halls.gb.com



Ellie Studley

 07538 912 096

 e.studley@halls.gb.com



GENEROUS CAR PARKING
ON-SITE

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.

 what3words
brass.sketching.mavericks

 [SANSAW ESTATE WEBSITE](#)



DESCRIPTION

The property comprises of a first floor office forming part of the Stables at the popular Sansaw Business Park. The Stables is a collection of historic coach houses that have been restored to provide attractive office accommodation. The offices provide a Total Net Internal Floor Area of approximately 136 ft sq (12.63 m sq) arranged as one office with use of the communal welfare facilities

The offices benefit from a generous provision of car parking in the communal car park serving the Business Park. The offices benefit from electric heating and suspended ceiling. The Business Park benefits from on site management.

ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

	M SQ	SQ FT
TOTAL NET INTERNAL AREA	12.63	136



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 & CALL CHARGES

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.

EPC

E (118)

RENT

£2,580 (two thousand five hundred and eighty) 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

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 selling agents. For more information or to arrange a viewing please contact:

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

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