



Suite 5, 4 The Creative Quarter, Sitka Drive, Shrewsbury, SY2 6LG

To Let - High quality second floor office suite

Summary

Tenure	To Let
Available Size	604 sq ft / 56.11 sq m
Rent	£7,200 per annum
Business Rates	TBC
EPC Rating	D (76)

Key Points

- High quality office suite
- Shared use of a generously sized car park
- Excellent road links
- Total Net Internal Floor Area of approximately 604 ft sq (56 m sq)
- Air conditioning

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DESCRIPTION

The premises offer a high quality office located on the second floor and provide flexible modern office accommodation, extending to approximately 604 sq ft (56 sq m) with suspended ceilings, inset lighting, raised carpeted flooring, combined heating and comfort cooling.

Further additions include fitted window blinds and a tea point.

The suite also benefits from shared toilet facilities and generous shared on-site car parking.

LOCATION

The property forms part of a prestigious office building within the Shrewsbury Business Park, which is a development of similar office/business units, situated approximately 2 miles south west of Shrewsbury Town Centre, where all local amenities are available.

4 The Creative Quarter is located in the centre of Shrewsbury Business Park, now established as the premier office location in the county. Other nearby occupiers include Solicitors, Land Agents, Environmental Consultants and a range of other office users. The Business Park's amenities include a children's day nursery and a hotel-restaurant. The Park is adjacent to the A5 trunk road, leading to the M54 and the main Shrewsbury – Telford bus route, with stops nearby. Shrewsbury town centre is about 2 miles distant; Telford 12 miles.

Shrewsbury is the County Town of Shropshire with a population of 100,000 people.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd - Suite 5	604	56.11
Total	604	56.11

TERMS

The property is offered to let on a length of term by negotiation. There will be a rent reviews 3 yearly intervals. The lease will be granted on Tenants Full Repairing and Insuring Terms, subject to service charge provisions.

PLANNING

Interested parties are advised to make their own enquires to the Local Authority.

The property benefits from planning consent for use as offices falling within Use Class E of the Town and Country Use Classes Order 1987.

SERVICES

(Not tested at the time of our inspection)

Mains water, electricity and drainage are understood to be connected to the property.

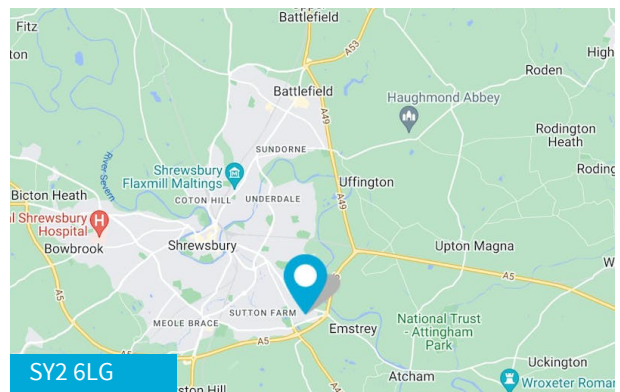
The property is understood to be heated by air conditioning.

VAT

It is understood the property is not elected for VAT

LOCAL AUTHORITY

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



Viewing & Further Information

JAMES EVANS

01743 450 700 | 07792 222 028

james.evans@halls.gb.com

ELLIE STUDLEY

01743 450 700 | 07538 912 096

e.studley@halls.gb.com

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