



**FOR RENT – TWO STOREY OFFICE BUILDING
WITH PROMINENT ROADSIDE POSITION**

101 LONGDEN ROAD | SHREWSBURY | SHROPSHIRE | SY3 9PS

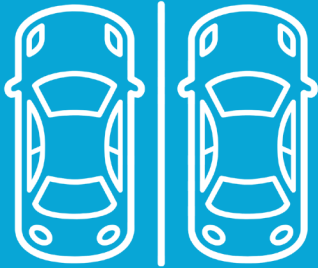


KEY POINTS

5,840

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



DESIGNATED PARKING
FOR 20 CARS

PROMINENT
ROADSIDE
POSITION

ALL MEASUREMENTS ARE APPROXIMATE





RENT

£34,000

PER ANNUM
(EXCLUSIVE)


James Evans

 07792 222 028

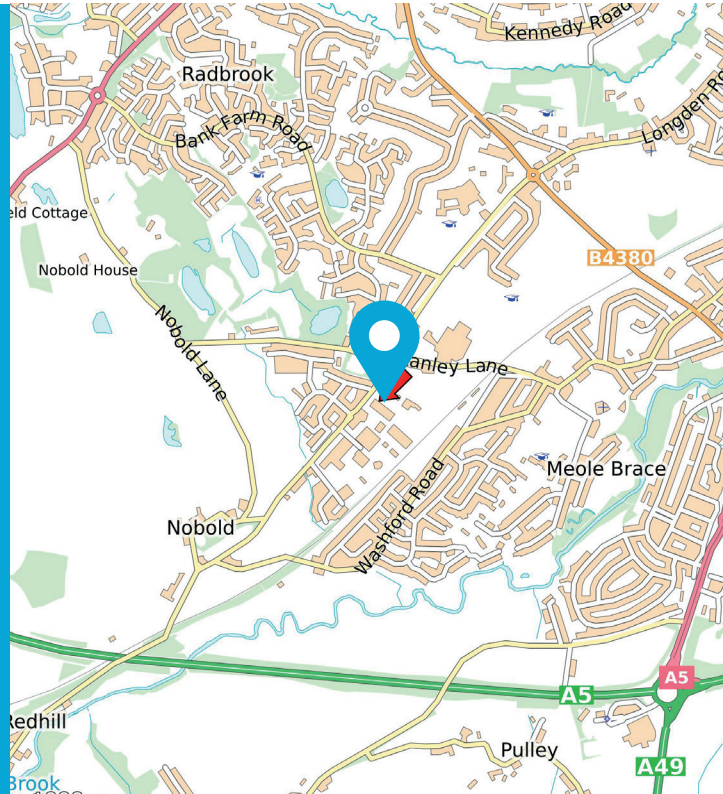
 james.evans@halls.gb.com



Ellie Studley

 07538 912 096

 e.studley@halls.gb.com



LOCATION

The property is prominently situated fronting onto Longden Road approximately 1 mile west of Shrewsbury town centre. The property is accessed directly from Longden Road.

The surrounding occupiers include Screwfix, Arrow County and Huws Grey. The property is located on the west side of Shrewsbury in proximity to the A49 and A5(M54) with the M54 providing access to the national road network.

Shrewsbury is the County Town of Shropshire and has a significant catchment population as well as acting as an administrative and tourist centre. The town is sat on the River Severn and had a population of 76,782 at the 2021 census.

The town is located approximately 48 miles west of the City of Birmingham and approximately 40 miles south of the City of Chester. There is access to the national road network via the A5 (M54 link road).



SHREWSBURY
POPULATION

77,000

APPROXIMATELY



what3words
send.towers.dangerously



DESCRIPTION

The property provides a variety of high quality office accommodation arranged over two floors providing a Total Gross Internal Floor Area of approximately 5,840 ft sq (546.5 m sq).

Externally the property benefits from car parking at the front of the property providing 20 spaces fronting onto Longden Road.

Access to the property is directly from Longden Road.

ACCOMMODATION

(all measurements are approximate)

Offices

Ground Floor

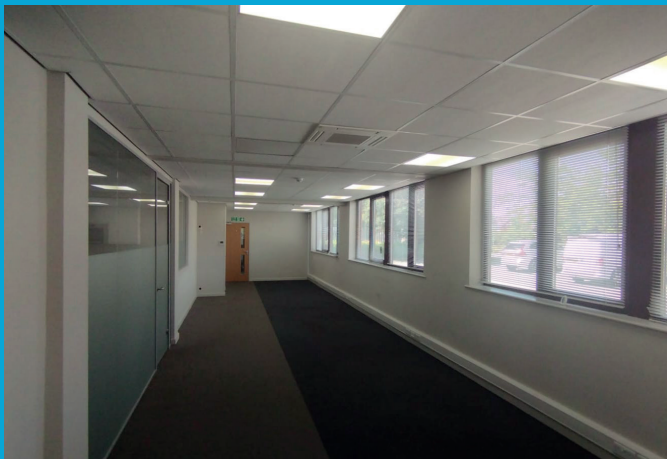
Total Gross Internal Floor Area
2,920 ft sq (2781.25 m sq)

First Floor

Total Gross Internal Floor Area
2,920 ft sq (2781.25 m sq)

Total Gross Internal Floor Area
5,840 ft sq (5,562.50 m sq)





TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent reviews at three or five-year intervals subject to negotiation. The lease is granted on Tenants Full Repairing and Insuring Terms. Further details from the letting agents upon request.

VAT

We understand that the property is not elected for VAT and therefore Vat will not be charged on the rent.

SERVICES

(not tested)

The property is understood to benefit from mains water, electricity and drainage.

RATEABLE VALUE

To be reassessed.

PLANNING

Prospective tenants should make their own enquiries.

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

EPC


D (93)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of the preparation of the lease

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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