



**TO LET - OFFICE**

**SUITE C, HERMES HOUSE, OXON BUSINESS PARK, SHREWSBURY, SY3  
5HJ**

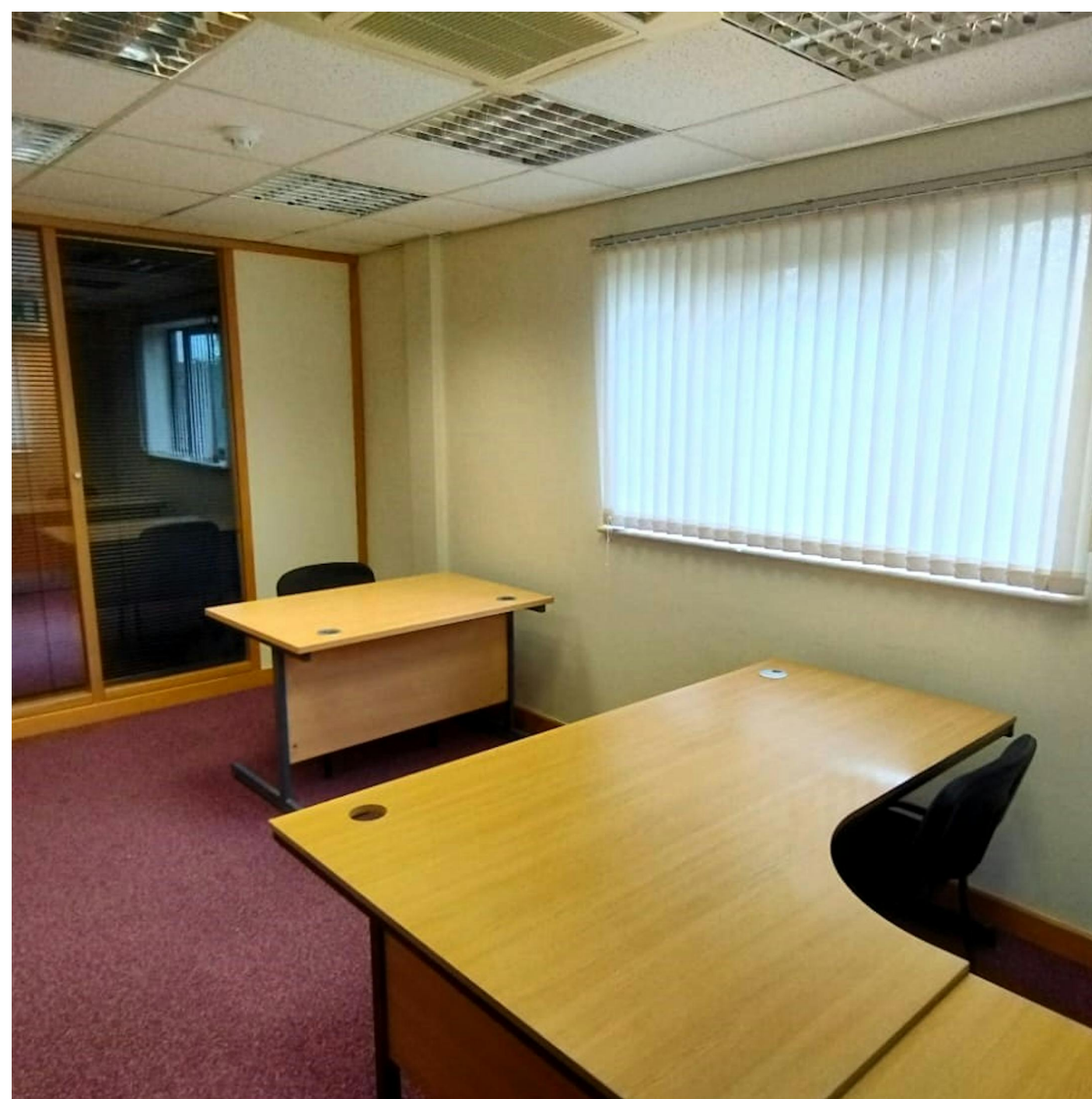


# RENT

- £21,000 per annum

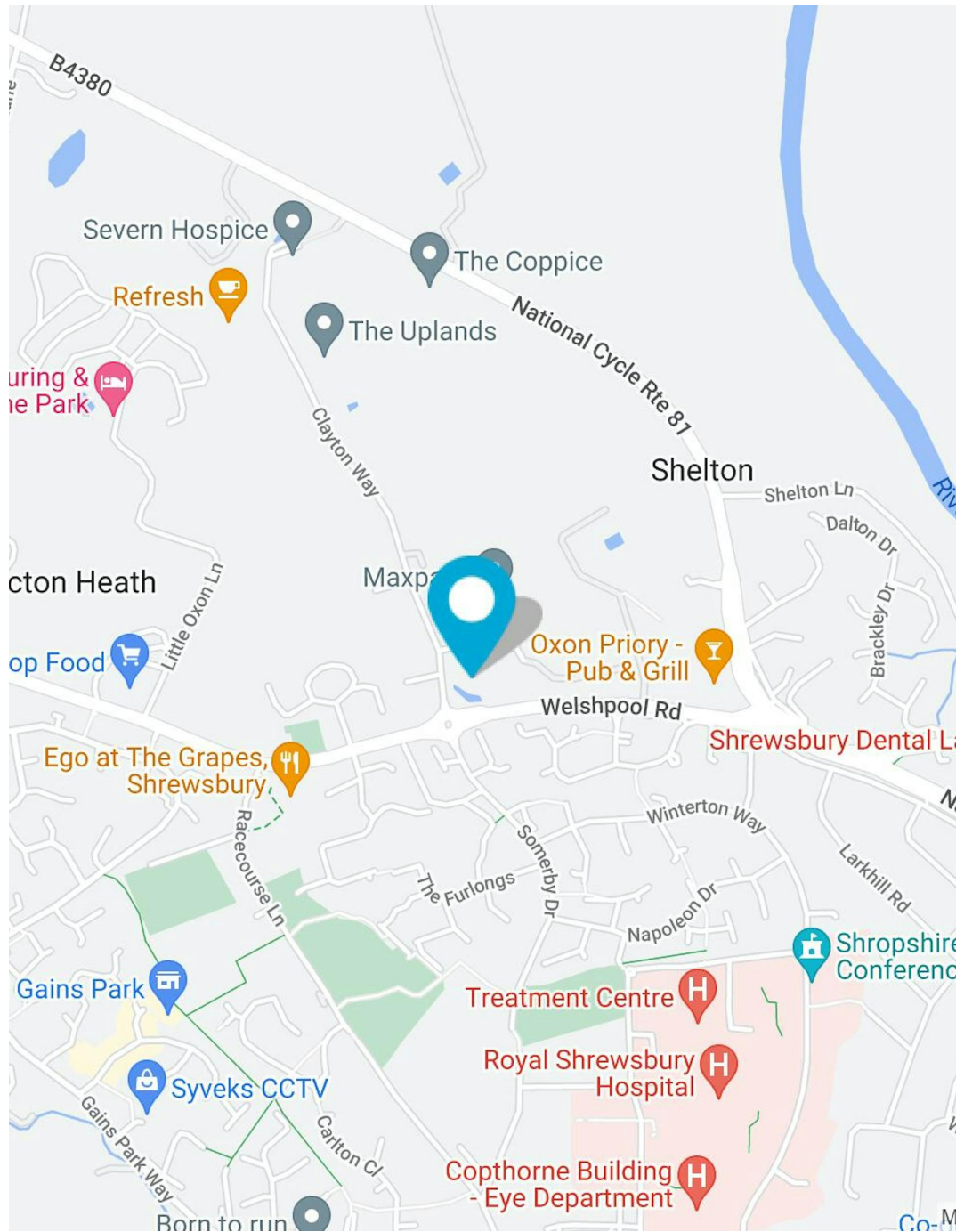
# KEY POINTS

- High quality office accommodation forming part of sought after business park with generous car parking provision
- First floor office suite of 2,000 sq ft (185.79 m sq) forming part of prestigious building
- Benefiting from 7 car parking spaces
- Lift access
- Forming part of established business park in the sought after town of Shrewsbury
- Well managed grounds and outdoor seating area
- Within walking distance of local retail park, childcare facilities, dentist and pubs/restaurants



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2,000 SQ FT | £21,000 PER ANNUM

01743 450 700



## LOCATION

Hermes House is prominently situated and forming part of the popular and well established Oxon Business Park, which is located approximately 1.5 miles to the West of Shrewsbury Town Centre.

Welshpool Road, from which Oxon Business Park is accessed, provides easy access to the A5 (M54) trunk road and serves as one of the main roads serving Shrewsbury Town Centre from the West. There are regular bus routes into the town centre from the business park, plus a park & ride facility. The business park benefits from on site childcare and dentist facilities, plus a local retail park.

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.

## ACCOMMODATION

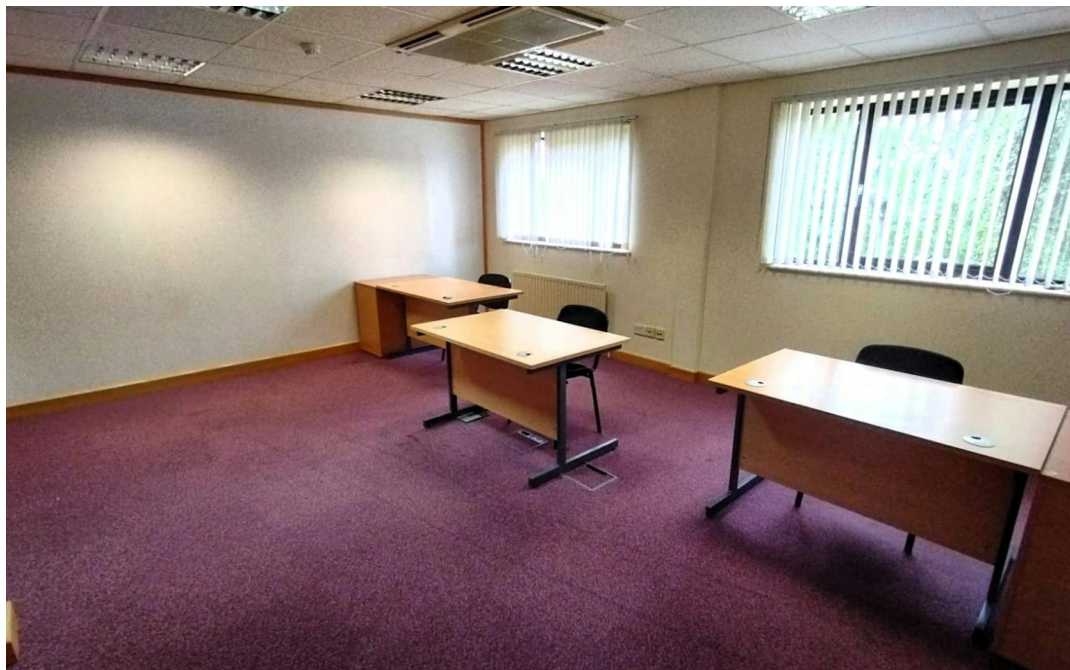
DESCRIPTION	SQ FT	SQ M
Suite C	2,000	185.81
Total	2,000	185.81

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## DESCRIPTION

The first floor office forms part of Hermes House which is a modern three storey office building.

The suite benefits from a very generous provision of car parking with 7 designated spaces plus disabled parking.

It is accessed from an attractive communal entrance benefiting from a lift, the office suite provides 2,000 sq ft (185.79 m sq) of accommodation and welfare facilities.

Suite C has excellent IT infrastructure - benefitting from a large server room fully fitted out with server cabinets and broadband/fibre connectivity. The server room is fully air conditioned. The Suite is available partially furnished or unfurnished. Each office benefits from modern glass partitioning with in-built privacy blinds.

The suite is fully air conditioned and benefits from natural light on all sides with view of mature gardens. Occupants benefit from large well managed external grounds with mature planting and an outside seating area.



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## PLANNING

Prospective Tenants are to make their own enquiries.

The premises are understood to benefit from planning consent for Use Class B1 of the Town and Country Use Classes Order 1987

## SERVICES

(Not tested at the time of our inspection).

The property is understood to benefit from mains water, electricity and drainage are connected to the property. The property is heated by comfort cooling.

## LOCAL AUTHORITY

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND

## TENURE

The property is offered to let on Tenants Full Repairing and Insuring terms, subject to service charge provisions, for a length of term by negotiation. There will be rent reviews at three yearly intervals.

## RENT

£21,000 per annum

## VAT

Not applicable

## RATES

We have made online enquiries to the local authority and were advised as follows:  
Rateable Value: £17,000  
Rates Payable: £8,483 per annum

## LEGAL COSTS

Ingoing tenant is liable for both parties legal costs

## EPC

C (51)

## CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

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ELLIE STUDLEY

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