



Ground Floor Office Suite, 6 Longbow Close, Shrewsbury, SY1 3GZ

To Let - High quality suite of offices in a sought after business park

Summary

Tenure	To Let
Available Size	1,293 sq ft / 120.12 sq m
Rent	£11,500 per annum
Rates Payable	£6,861.25 per annum
Rateable Value	£13,750
EPC Rating	Upon enquiry

Key Points

- Ground Floor Office Suite
- 7 car parking spaces
- Total Net Internal Floor Area of 1293 ft sq (120.1 m sq) currently arranged to provide offices, kitchen and toilets

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DESCRIPTION

The property comprises of a high quality ground floor office suite forming part of a two storey semi detached building. The property provides accommodation that is currently arranged as a offices, toilets and a kitchenette with a Total Net Internal Floor Area of 1,293 sq (120.1 m sq). The property benefits from 7 designated car parking spaces.

LOCATION

The property forms part of the sought Longbow Close Business Park in the town of Shrewsbury. Longbow Business Park provides a modern office/business park develop benefiting from good connectivity to Shrewsbury Town Centre and the national road network via the A5/M54.

All local amenities are in close proximity. Shrewsbury is the County Town of Shropshire and serves as an established administrative centre, tourist town and market town. Shrewsbury had a Total Population of 71,715 at the 2011 census. The town is located approximately 48 miles west of the City of Birmingham and approximately 15 miles west of the town of Telford and approximately 44 miles south of the City of Chester.

TERMS

The property is offered to let on a new Tenants Full Repairing and Insuring Lease (subject to service charge provisions) for a length of term by negotiation. There will be rent reviews at three yearly intervals The property would lend itself to a variety of uses, subject to statutory consents.

PLANNING

Interested parties should make their own enquiries to the Local Authority.

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

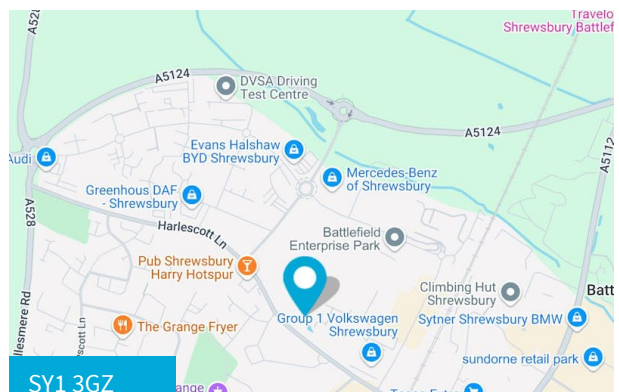
SERVICES

(Not tested at the time of our inspection)

Mains water, electricity, gas and drainage are understood to be connected to the property. The property is heated by a gas fired central heating system.

LOCAL AUTHORITY

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



Viewing & Further Information

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