



Plot 28 2 One, Anchorage Avenue, Shrewsbury
Business Park, Shrewsbury, Shropshire, SY2 6FA

Price /Rent: £500,000 /£29,850 per annum

For Sale /To Let Pre-Let Basis

Subject to contract



Two storey offices to be developed to occupier specification (subject to planning). Available on forward sale or pre-let basis

- Office Development
- Established Business Park
- High Calibre Specification Options
- Access to Trunk Roads A5 and B4380
- Design & Build Opportunity
- Shropshire Premier Office Location
- Wenlock Road Entrance - Left Hand Side
- EPC: To be assessed once built

Size approx. 2,282 Sq Ft (212 Sq M)

DESCRIPTION

A detached two storey office building to be built to specification. (subject to planning)

Can be leased as two floors or one building.

SITUATION

Fronting Wenlock Road. Prominent Location at the western end of Shrewsbury Business Park. Public Transport Links and Car Parking.

Prominent Location at the western end of Shrewsbury Business Park, opposite the restaurant and support retail.

Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales.

What3words.com: ///since.filled.fluid

<https://w3w.co/since.filled.fluid>

Shrewsbury Business Park Website

www.shrewbsurybusinesspark.co.uk

ACCOMMODATION

(All measurements are approximate and are on a gross internal floor area basis)

Proposed two storey offices with lift access, kitchens and wcs.

Ground Floor (Proposed)	Offices (Subject to Planning & Design)	1,116 - 1,119 Sq Ft (103.68 - 103.96 Sq M)
First Floor (Proposed)	Offices (Subject to Planning & Design)	1,163 Sq Ft (108.04 Sq M)
Ground Floor (Proposed)	Toilets (Subject to Planning & Design)	
Total		2,282 Sq Ft (212 Sq M)

TENURE

The offices are available to lease on a new 10 year agreement on a tenant's full repairing and insuring lease by way of a pre-letting arrangement. The lease will be subject to a upward only rent review/break at the end of year 5. Shorter leases considered.

SERVICE CHARGE

Shrewsbury Business Park Management

There is a modest estate management charge payable by occupiers of Shrewsbury Business Park to cover the landscaping and maintenance of common areas, site management and security.

SERVICES

All mains services (excluding gas) are understood to be available subject to connection charges by the utility companies.

ENERGY PERFORMANCE CERTIFICATE

To be assessed

RATING ASSESSMENT

To be assessed

LOCAL AUTHORITY

Shropshire Council

The Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

Tel: 0345 678 9000

TOWN PLANNING/USE

The premises are understood to have a outline consent for Class E office uses. Detailed consent to cover design, access, ecological and other considerations will be required.

Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

DEPOSIT

A deposit equivalent to 3-6 month's rent is typically required.

REFERENCES

The successful applicant will typically need to provide satisfactory references/company trading accounts.

ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with anti-money laundering regulations, we are obliged to verify identity and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings, and not mentioned in these details, are excluded from the lettings.

COSTS

Incoming tenant to pay all reasonable legal costs in respect of the transaction including any stamp duty and VAT, if applicable.

VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable.

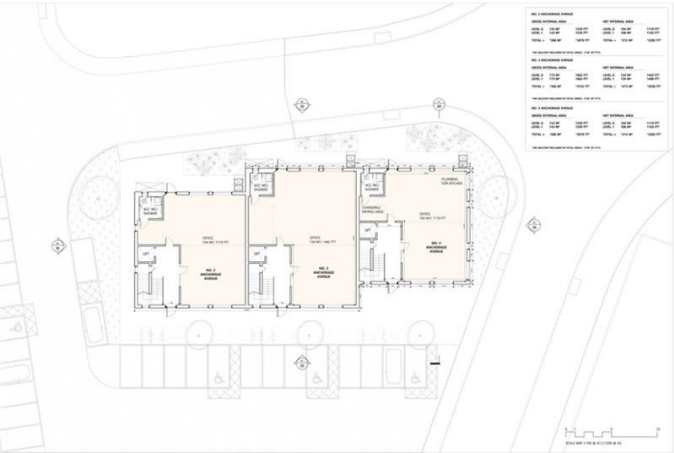
At the time of initial marketing the Owner/Landlord had elected to charge VAT.

VIEWING

By appointment with Cooper Green Pooks 01743 276666 (option 3) or email

Charles Howell
cth@cgpooks.co.uk

James Satoor
james.satoor@cgpooks.co.uk



First Floor



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.