



Unit 9 Mercian House, Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL

Rent: £28,500 per annum

To Let On a New Lease

Subject to contract



**Mostly open plan workspace with three private offices/meeting rooms to the first floor. The property has 12 parking spaces**

- Offices
- Modern
- Open plan
- 12 Car Parking Spaces
- 12 Car Parking Spaces
- Popular Business Park
- Neighbours Dental Practice
- EPC: D (81)

**Size approx. 1,219 - 2,511 Sq Ft (113.25 - 233.27 Sq M)**

Virtual Tour: <https://my.matterport.com/show/?m=TQfL2z65fAR>

## DESCRIPTION

The property comprises a two storey semi-detached office building having brick and part glazed elevations beneath a tanalised steel roof. Internally the property offers well-appointed workspace which is mostly open plan with three private offices/meeting rooms to the first floor. The space on offer benefits from suspended ceiling including lighting, perimeter trunking, gas fired radiator central heating and air-conditioning. The property has 12 parking spaces.

## SITUATION

Semi detached office building neighbouring a dental practice. Oxon Business Park, outskirts of Shrewsbury Town Centre.

Prominently situated offices overlooking Shelton Hospital roundabout and with good access to the A5/A458. Town centre 1 mile distant, supermarket and support shops and restaurant/pubs with bus stops also to hand.

Mercian House enjoys an open aspect to the front with access to the car park across a driveway shared with other occupiers of Darwin Court. Oxon Business Park is an established commercial location on the western side of Shrewsbury.

Shrewsbury town centre is about ¾ mile distant; Telford 15 miles distant; Oswestry 17 miles and Welshpool 22 miles. Birmingham via the A5, M54/M6 is about 55 miles distant; Chester via the A5/A483 about 50 miles.

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

What3words.com: ///hazelnuts.brew.skim

<https://w3w.co/hazelnuts.brew.skim>

## ACCOMMODATION

*(All measurements are approximate and on IPMS 3 (Office) basis)*

Ground Floor Office Area, Kitchen, wcs, First Floor Office Area

## TENURE

The offices are available to lease for a term of 6 years on a tenants apportioned full repairing and insuring basis. The lease will be subject to tenant's break clause/ upward only rent review at the end of year 3.

Lettings of each floor separately will be considered.

## SERVICE CHARGE

Service charge (approx. £800pa) for maintenance, landscaping and other common areas for Oxon Business Park.

## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/0696-0625-7030-4490-2303>

## RATING ASSESSMENT

Current Period RV £19,000, payable £9,481 per annum.

The rateable occupier may qualify for Small Business Rates Relief. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

<https://www.tax.service.gov.uk/business-rates-find/valuations/8763349000>

## LOCAL AUTHORITY

Shropshire Council  
The Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND  
Tel: 0345 678 9000

## TOWN PLANNING/USE

The premises are understood to have an existing use for Class E office purposes. Other uses may be considered.

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 has elected to charge VAT.

**VIEWING**

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

**Chris Pook**

cjp@cgpooks.co.uk

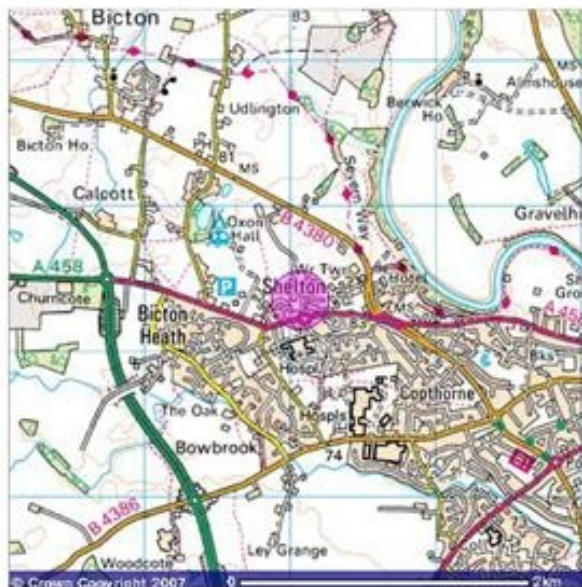
**James Satoor**

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Virtual Tour: <https://my.matterport.com/show/?m=TQfl2z65fAR>







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