



JOHNSON FELLOWS

CHARTERED SURVEYORS

Office Suites 1 & 2, Morris Central Shopping Park, Aston Street, Wem. SY4 5NY.

Office Space TO LET

FIRST YEAR – HALF RENT*



LOCATION

The property is situated off Aston Street in Wem Town Centre adjacent to the Coop Food Store, Wem Police Station and Medivet. Wem is approximately 10 miles north of Shrewsbury Town Centre via the A528.

DESCRIPTION

The property comprises first floor offices with access at ground floor adjacent to ADT Carpets. A staircase leads to the first floor where the offices are provided in two suites. Each suite has its own kitchen facility and male and female toilets.

ACCOMMODATION

Suite 1	83.27 sq m	896 sq ft
Suite 2	98.93 sq m	1,065 sq ft
TOTAL Net Area	182.20 sq m	1,961 sq ft

TENURE

The property is available by way of a new lease for a term of years to be agreed.

RENT

£12,000 per annum exclusive, plus VAT.

*FIRST YEAR – HALF RENT conditions apply.

RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value:

Suite 1	£7,000
Suite 2	£7,000

Interested parties should verify this information with the local rating authority.

EPC

Suite 1 - D96
Suite 2 – D93

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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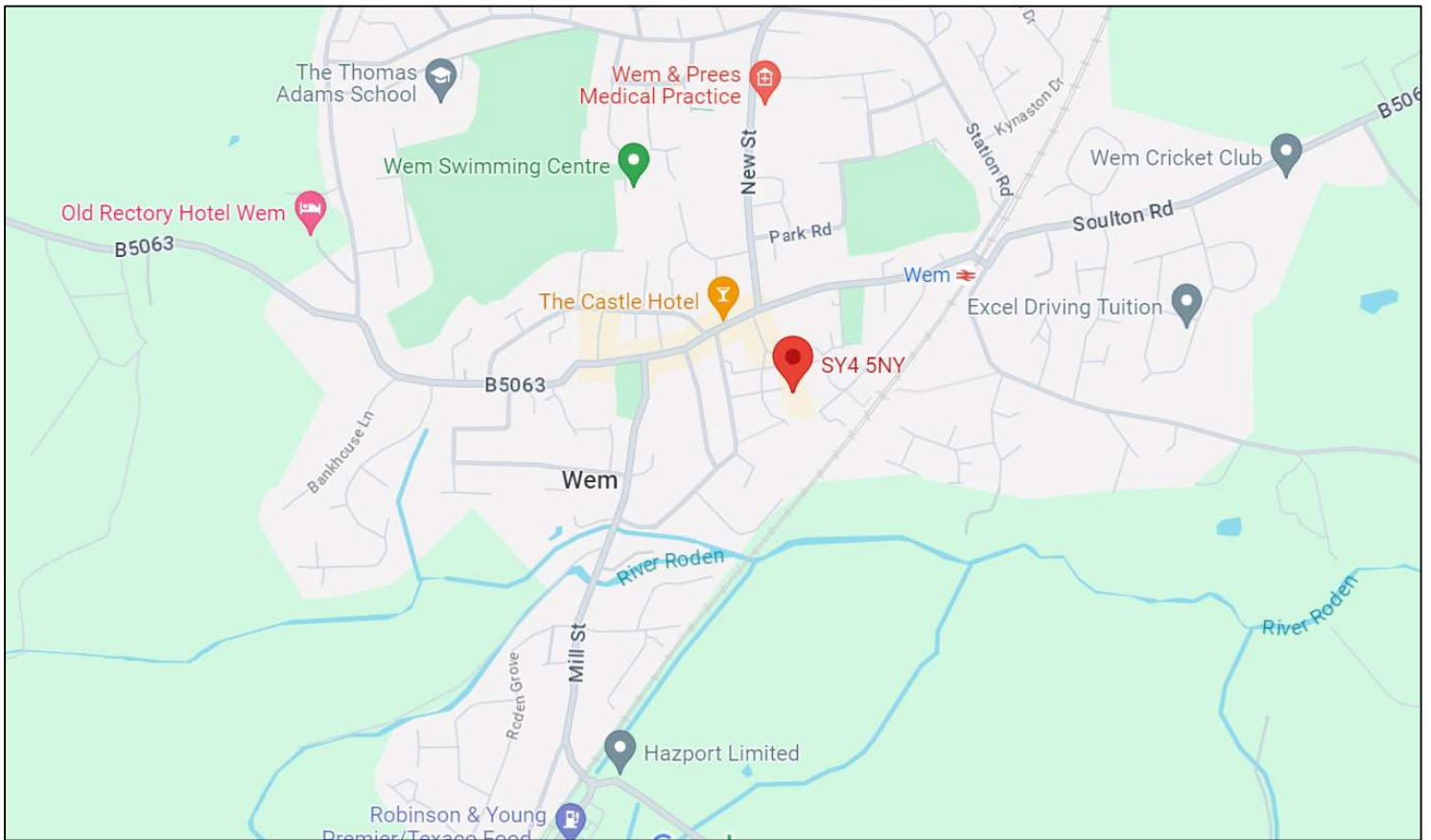


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