

TO LET

TSR

TOWLER SHAW ROBERTS

PROMINENT OFFICES WITH PARKING CLOSE TO SHREWSBURY TOWN CENTRE



SECOND FLOOR OFFICES
NEW ZEALAND HOUSE
160 – 162 ABBEY FOREGATE
SHREWSBURY
SHROPSHIRE
SY2 6FD

- Attractive second floor offices extending to approx. 5,452sqft (506.5sqm). Entrance foyer with comfort cooling and 6 person lift.
- Accommodation provides open plan offices with carpeted floors, perimeter trunking, suspended ceilings with recessed lighting, air condition and 18 on-site car parking spaces.
- Prominent and accessible location within walking distance of Shrewsbury town centre. Excellent access to the A5 and M54 motorway.
- Rent: £45,000 per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

New Zealand House is prominently situated in Abbey Foregate with excellent access to both the A5 bypass and M54 motorway and within walking distance of Shrewsbury Town Centre. The property is located close to a variety professional services, post office, ASDA supermarket and a selection of restaurants/cafés.

Description

New Zealand House comprises purpose built office over three floors with secure onsite car parking. All the office suites benefit from recently refurbished reception foyer which accommodates male and female WCs and a 6 person passenger lift.

Second Floor

The second floor suite comprises a large open plan office area which is presently partitioned to provide two separate suites with access from the central reception foyer. The offices are well appointed having the benefit of carpeted floors, perimeter trunking, adjustable window blinds, air conditioning and suspended ceiling incorporating recessed lighting.

Externally the property has a disabled ramp to the front entrance, floodlit rear car parking, secure bicycle shelter and landscaped areas.

Accommodation

Second Floor Suite: 5,452sqft 506.5sqm

18 on site car parking spaces.

Services (Not Checked or Tested)

Mains water, electricity, gas and drainage services are understood to be connected.

Tenure

The premises are available to let on a new Tenant's apportioned full repairing and insuring Lease (by way of a Landlord's service charge) for a term to be agreed.

Rent

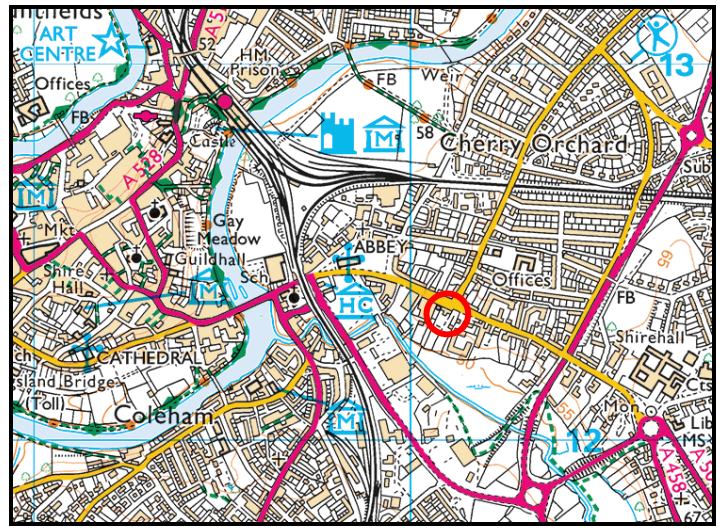
£45,000 per annum payable quarterly in advance on the normal quarter days.

Service Charge

A Landlord's Service Charge will be payable in addition to cover the cost of maintaining the common parts of the building and external landscaping and maintenance. Further details are available from the Letting Agent on request.

Energy Performance Rating

Energy Performance Asset Rating: E - 104



For Reference purpose only Scale: Not to Scale

Business Rates

We are verbally advised by the Local Authority that the property is assessed for business rates purpose as follows:

Rateable Value (2010): £39,750

Rates Payable: (2015/2016): £19,596.75

Planning

We are advised by the Local Authority that the property has an established office use within Class B1 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with the Local Planning Department: Tel: 0345 678 9000.

Local Authority

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

Legal Costs

Each party are to be responsible for their own legal costs in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

We are advised that the Landlord has elected to charge VAT on the rent and service charge.

Viewing

Strictly by prior appointment with the Sole Letting Agents: Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY3 7FA. Tel: 01743 243900.

June 2015

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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Consumer Protection from Unfair Trading Regulations 2008

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