



# 11

## STADIUM POINT

BUSINESS PARK

### DETACHED GRADE A OFFICE FOR SALE

With dedicated car park

Approx 4,960 ft<sup>2</sup> (460 m<sup>2</sup>)

Oteley Road, Shrewsbury,  
Shropshire. SY2 6NE  
[///opera.posts.score](http://opera.posts.score)

**MORRIS**  
PROPERTY

# A PREMIER BUSINESS PARK

Covering 28 acres, Stadium Point is a premier business park that blends office and commercial units on the south side of Shrewsbury. The development has been designed to create an attractive, low-density, and welcoming environment, perfectly meeting the needs and expectations of the modern occupier in a thriving and accessible location.

## Key Features:

- **Prime Location:** Easy access to the A5 Shrewsbury bypass ensures excellent connectivity for businesses and commuters
- **Energy Efficient:** Target EPC rating A. Solar PV panels and EV chargers as standard
- **Access to Amenities:** Park & Ride and bus stops nearby. Walking distance to Meole Brace Retail Park, Lidl, ALDI and Percy Thrower's Garden Centre, providing convenience for your business and employees



# OFFICE DESIGN

Number 11 comprises an attractive Grade A detached two-storey office building. Its contemporary design and high-quality specification showcase the 4,960 ft<sup>2</sup> open-plan floor plates which provide excellent natural light throughout and views of the surrounding area. The principal features of the building include:

- Thermal glazing
- Carpeted raised-access flooring throughout the offices
- Sensor LED lighting
- Disabled, male and female welfare facilities to each floor
- PV panels provided in part to the roof to assist with energy costs.

The building also provides an attractive floor-to-ceiling ceramic-tiled entrance foyer / reception area with a private service core to the rear accommodating fully tiled welfare facilities, passenger lift and stairs to the first floor.

Externally, the property has its own dedicated car park for 12 vehicles which includes EV charging points and a cycle shelter to encourage green travel.

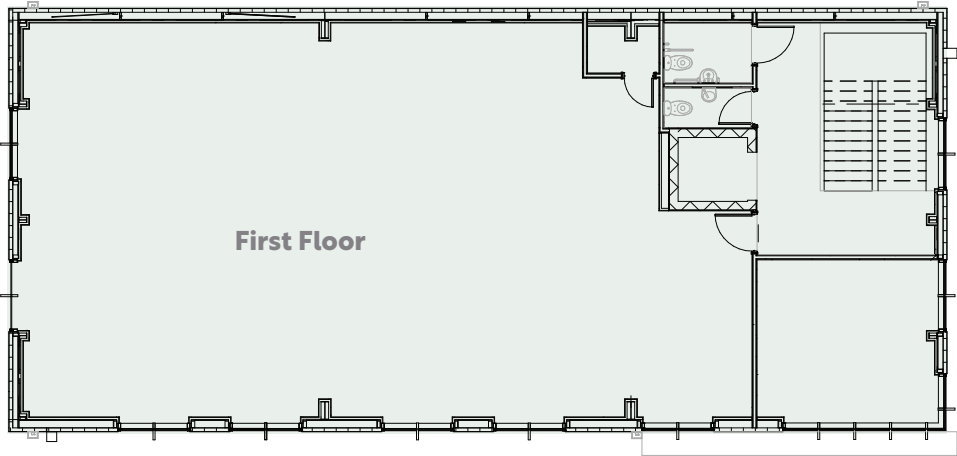
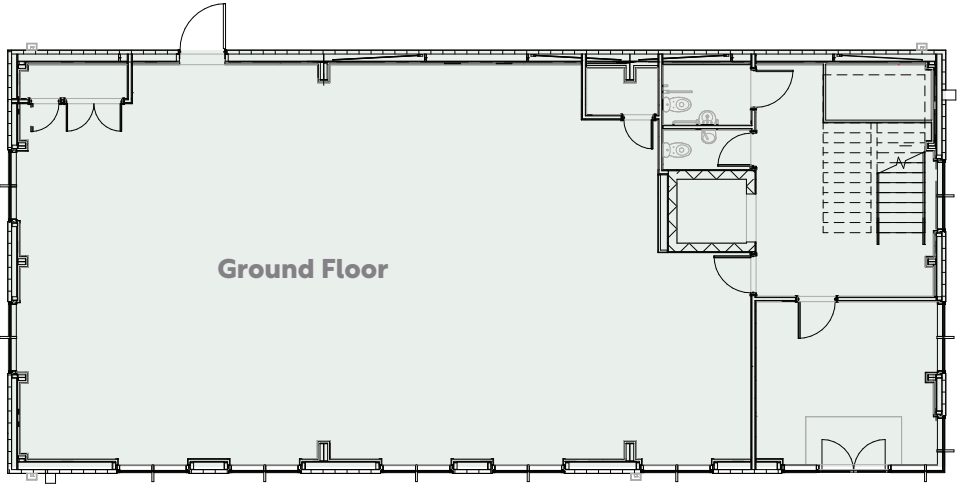
Designed with the well-being of the occupier in mind, the offices have easy access to nature with a wildlife pond, brook and waymarked walk around the estate [currently under construction].

The property occupies a highly visible position offering excellent branding opportunities and provides a well designed, low maintenance and flexible working environment to meet the needs of the modern day occupier.





# SPECIFICATION



## Accommodation

Floor	Use	FT²	M²
Ground	Office	2,480	230.39
First	Office	2,480	230.39
<b>Total</b>		<b>4,960</b>	<b>460.78</b>



Fully glazed reception area



Sustainable carpet tiles throughout. 100% recycled biogenic



Automatic entrance doors



Sensor controlled LED lighting



Fully tiled reception area and WC's



Raised access flooring



Bicycle shelter



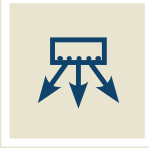
PV solar



Dyson 'airblade' hand dryers



EV chargers



Ceiling mounted heating/ cooling system



Passenger lift



Park & Ride

McDonalds

Sainsbury's

Meole Brace  
Retail Park

Bannatyne  
Health Club

Shrewsbury Town  
Football Club

Lidl

Meole Brace  
Golf Course

**11**  
**STADIUM  
POINT**  
BUSINESS PARK

OSWESTRY/  
WREXHAM/WALES

A5

TELFORD M54



# BUSINESS PARK

## KEY FEATURES



### Prime location

Good links to A5 and motorway network



### CCTV and security barriers

Enhanced protection for peace of mind



### Dedicated parking

Allocated forecourt parking including electric charging points



### Generous glazing

For a brighter working environment



### Amenities

Footpath network and landscaped breakout areas for staff amenity



### Landscaped space

Maintained landscaping



### Park signage

Clear wayfinding signage for visitor and delivery navigation



### Maintained private roads

Managed in-house by Morris Property



### Green travel plan

The local area is served by cycle routes and a Park & Ride, a five minute walk from the park



### Sustainable

Target EPC rating A



# PARK LIFE

## BENEFITS FOR YOU AND YOUR STAFF

- Well designed, modern flexible office space
- Secure location with self-contained parking including EV chargers
- Close proximity to public transport, Park & Ride and cycle paths
- Excellent nearby facilities to walk/drive to for food shopping or leisure
- Park designed to offer occupiers breakout space and enjoy nature with both footpaths and ponds





# THIS LOCATION UNLOCKS OPPORTUNITY



Strategically located on the south side of Shrewsbury with excellent road links to the Shrewsbury bypass 1.5 miles away which leads to the M54 Motorway and M6 junction 35 miles away, accessing West Midlands and Manchester conurbations



	Miles	HGV Drive time
JCT 10a M6 motorway	35	42 minutes
Telford	15	18 minutes
Wolverhampton	34	40 minutes
Birmingham	48	57 minutes
Manchester	84	1 hour, 40 minutes
Wrexham	31	37 minutes
Chester	44	52 minutes
Nottingham	86	1 hour, 43 minutes



Birmingham Airport	58	1 hour, 9 minutes
Manchester Airport	76	1 hour, 31 minutes
East Midlands Airport	76	1 hour, 31 minutes
Liverpool Airport	67	1 hour, 20 minutes



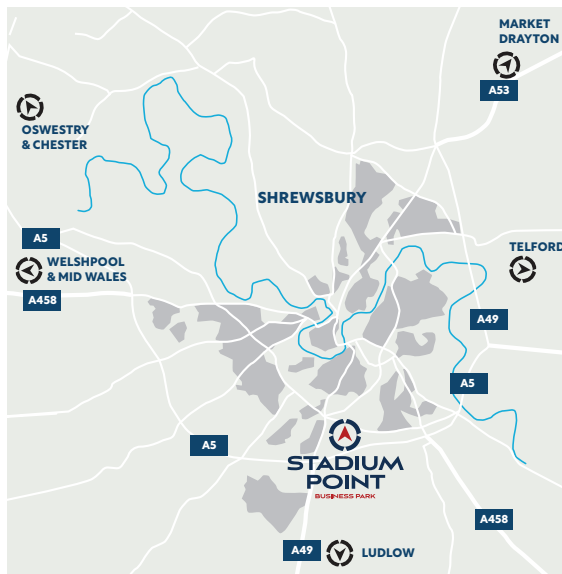
Port of Holyhead	121	2 hours, 25 minutes
Port of Liverpool	64	1 hour, 16 minutes
Port of Felixstowe	208	4 hours, 9 minutes
Port of Bristol	129	2 hours, 34 minutes

These are approximate times and distances quoted.

## SHREWSBURY

Shrewsbury is beautifully situated on the banks of the River Severn and serves as the main commercial and administrative centre of Shropshire. The town is experiencing rapid growth, offering a unique blend of economic, cultural and educational opportunities in one of the most picturesque parts of the county. With its excellent road and rail links and vibrant economy, Shrewsbury stands out as a prime location for businesses looking to thrive.

- **Strategic Location:** Shrewsbury is strategically positioned at the intersection of the A49 and A5 trunk roads, providing excellent connectivity to the broader road network, facilitating easy access for businesses and commuters.
- **Cultural and Educational Hub:** The town offers an exceptional blend of cultural and educational resources with several schools rated within the top GCSE performers in the country, enhancing the quality of life for residents and employees.
- **Lifestyle:** From medieval architecture to cool bars and riverside restaurants, more independent shops than national chains and plenty of green spaces to explore, a good live/work balance is easy to achieve.



## TENURE

Available on a 999 year lease subject to a ground rent of £100pa increased every 25 years by £100.

**Guide Price**  
Upon application.

**Service charge**  
An estate service charge is payable in addition for the maintenance and upkeep of the communal areas in Stadium Point Business Park.

**Energy Rating**  
Target EPC: A

**Business Rates**  
Yet to be assessed for Business Rates by the Local Authority.

**VAT**  
All prices quoted are exclusive of VAT to be payable in addition.

**Legal Costs**  
Each party will be responsible for their own legal costs incurred in the transaction.



For further information  
or to arrange a viewing  
please contact:

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