

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

Rent: £28,500 per annum

To Let

Subject to contract



Modern Two Storey Offices with 12 Parking Spaces

Good Access to A5

Close to Neighbourhood Shopping Parade

Total Net Internal Floor Area: 233.3 sq m (2,511 sq ft)

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 with the benefit of suspended ceiling including lighting, perimeter trunking, gas fired radiator central heating and air-conditioning. The property has the benefit of 12 parking spaces. Offices can be let in current layout or as open plan offices.

SITUATION

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. There are a range of other occupiers nearby including dental practice, IT consultants, marketing agency, care sector, etc. The wider location includes the Royal Shrewsbury Hospital, local amenities including supermarket and support shops and restaurant/pubs with bus stops also to hand.

Oxon Business Park is an established commercial location on the western side of Shrewsbury. Concerns located on the Park include Severn Trent Water, Environment Agency, Aaron and Partners solicitors, Hermes Datacomms, Balfours Land Agents, West Mercia Supplies, etc.

Shrewsbury town centre is about $\frac{3}{4}$ 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.

ACCOMMODATION

(all measurements are approximate and are in accordance with IPMS Office (3) i.e. excluding stairwell, toilets, etc. The offices are carpeted with fitted blinds to most areas.)

Entrance Hall

including access to ladies/disabled and mens toilets with stairs to first floor offices

Ground Floor

Offices 113.2 sq m (1,219 sq ft)

First Floor

Offices 120.0 sq m (1,292 sq ft)

Outside

12 dedicated parking spaces

TENURE

The offices are available to lease for a term of 6 years subject to tenant's break clause/ upward only rent review at the end of the 3rd year. Tenants apportioned full repairing and insuring basis to include service charge (approx. £350pa) for maintenance, landscaping and other common areas for Oxon Business Park.

Lettings of each floor separately will be considered

COSTS

Incoming tenant to pay all reasonable legal costs in respect of the transaction, together with Stamp Duty and VAT

SERVICES

All mains services are understood to be available, subject to connection charges by the utility companies.

ENERGY PERFORMANCE ASSET RATING

Energy Performance Asset Rating: D (81)

RATING ASSESSMENT

We are advised by the Local Authority that the current assessment is:

Rateable Value: £19,000
Rates Payable (2020/21): £9,481*

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

*The rateable occupier may qualify for up to 100% Business Rates Relief to 31 March 2021, contact Cooper Green Pooks for more information. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

LOCAL AUTHORITY

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

TOWN PLANNING

The property has planning permission for uses falling within class B1 (office, research and development/hi tech and light industrial uses) and D1 (medical) of the Town & Country Planning Act (Use Classes) Order 1987.

FIXTURES & FITTINGS

Items usually classed as Tenants' fixtures and fittings and not mentioned in these particulars are excluded from the letting.

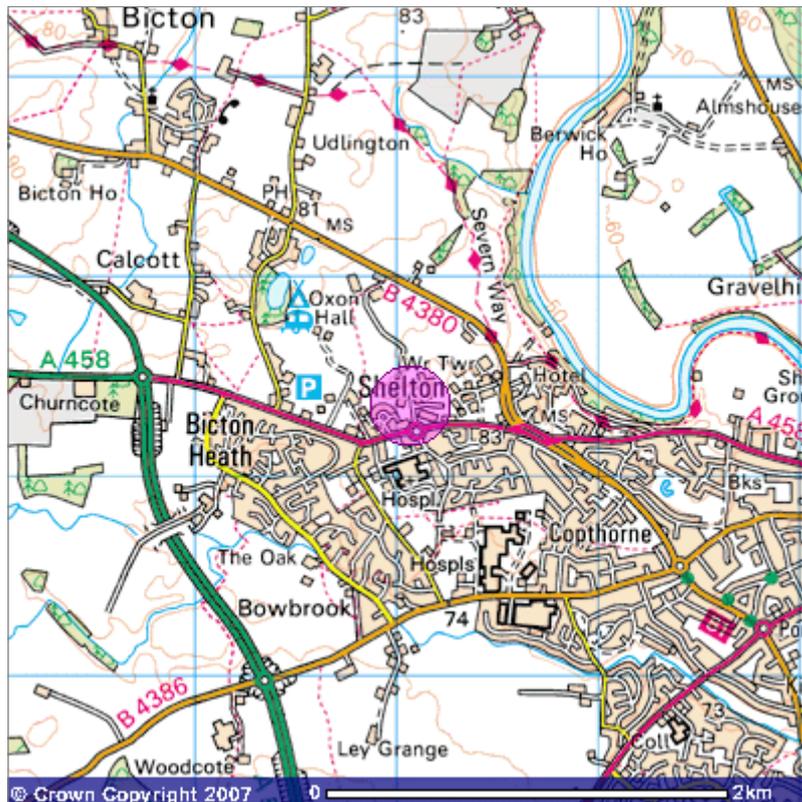
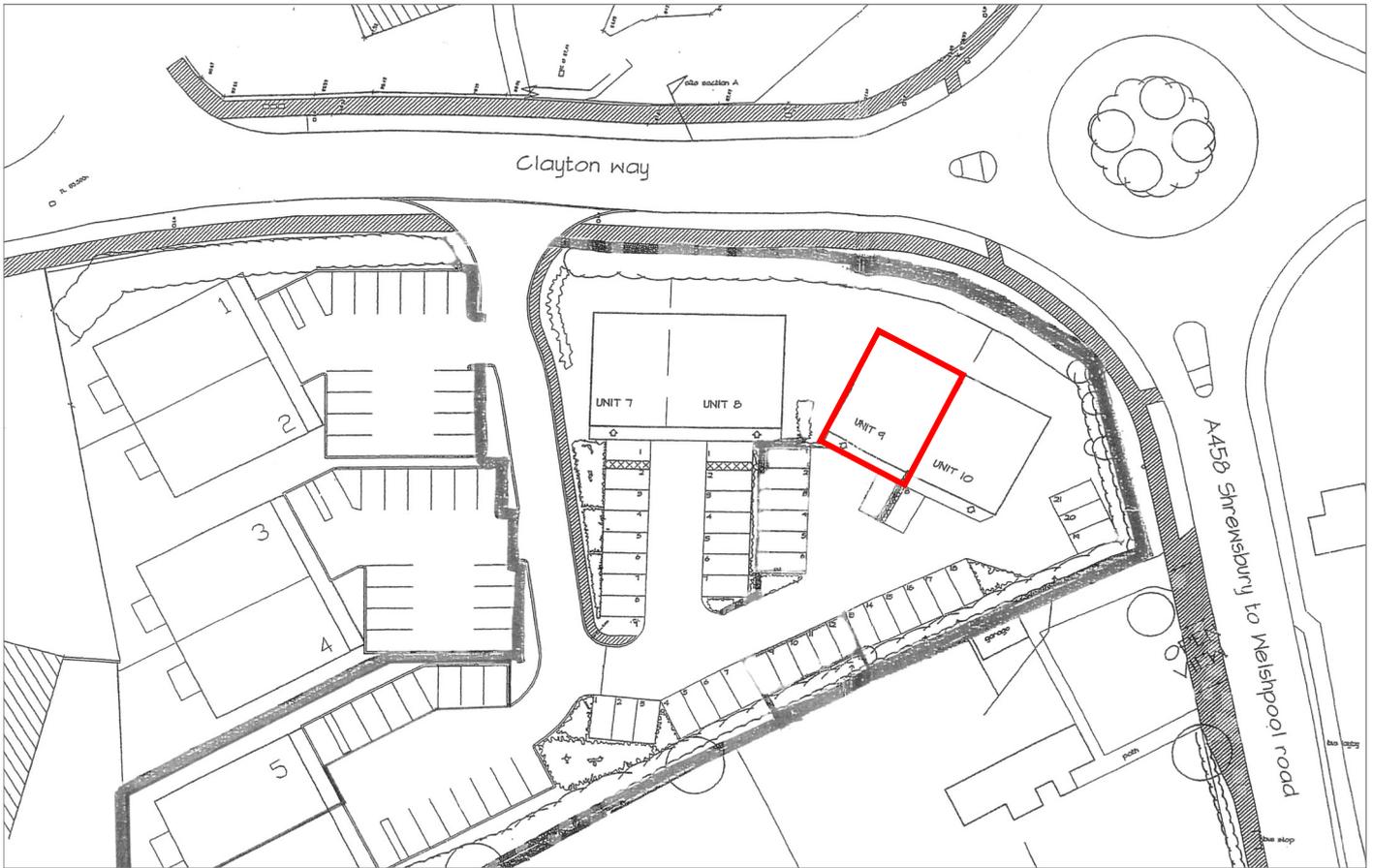
VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. The Landlord has elected to charge VAT on the rent.

VIEWING

By arrangement with Cooper Green Pooks – ask for Alessio Dyfnallt ad@cgpooks.co.uk or Lizzy McNally elizabethmcnally@cgpooks.co.uk 01743 276666





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