

TO LET

Halls¹⁸⁴⁵

COMMERCIAL

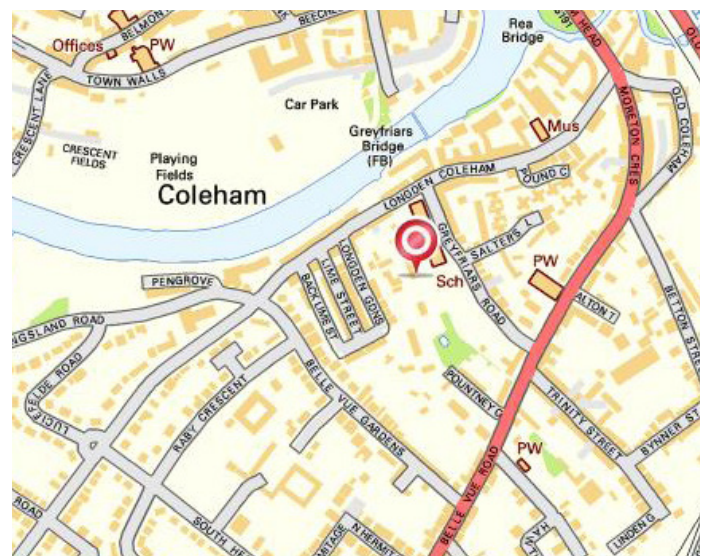
OFFICE SUITE

Sabrina House, Suite 4, Longden Coleham,
Shrewsbury, Shropshire, SY3 7BF



- Modern, contemporary office space.
- Office 18.02 sq m (194 sq ft)
- Benefitting from a private kitchen and toilet facilities.

Rent: £3,600 per annum (exclusive)



TO LET

OFFICE SUITE

Sabrina House, Suite 4, Longden Coleham, Shrewsbury, SY3 7BF



Location and Description

Sabrina House offers a modern, contemporary office space, benefitting from a private kitchen and toilet facilities.

Sabrina Court is located off Longden Road, opposite the Crown Inn. Upon entrance to Sabrina Court there will be an arch to drive through. Sabrina House is located at the top of the road.

The suite is conveniently located within a walking distance of Shrewsbury Town Centre and local amenities. Shrewsbury is the County Town of Shropshire and is an established administrative centre with a population in excess of 90,000. Shrewsbury is located approximately 46 miles to the North West of Birmingham, 10 miles West of Shrewsbury and approximately 68 miles South of Manchester.

Accommodation

Office 18.02sq m (194 sq ft)
Kitchen

Planning

Interested parties are advised to make their own enquiries to the local authority.

VAT

All prices are quoted exclusive of VAT.

Rateable Value

We have made verbal enquiries to the local authority and have been advised as follows: -

Rateable Value	£3,150
Rates Payable	£1,546.65

However interested parties should make their own enquiries to the local authority.

Tenure

The property is to be let on a new tenants full repairing and insuring basis for a length of term by negotiation with the exception that the tenant pays electric and rates.

Local Authority

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

Legal Costs

The incoming tenant is to be liable for the landlords legal costs incurred in drafting the lease.

Viewing

Strictly by prior appointment through the sole agents.



01743 450 700

E: commercial@hallsgb.com
F: 01743 443759
W: hallsgb.com



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.