



Plot 28, Unit 1 One Anchorage Avenue,  
Shrewsbury Business Park, Shrewsbury, SY2 6FG

Rent: £87,500 per annum

To Let

Subject to contract

One Anchorage Ave U1 sketch. Courtesy of Walker Hay Architects London



**New High Specification Office Building**

**Prominently Situated at “Shropshire’s Premier Office Location”**

**Good access from the A5 trunk road**

**Total Area approx. 560 sq m (6,028 sq ft)**

## DESCRIPTION

One Anchorage Avenue, on Plot 28 Shrewsbury Business Park, comprises a scheme of distinctive high specification detached buildings, to be constructed to offer a modern working environment arranged to maximise natural light and views in the work areas.

## SITUATION

The scheme is prominently situated at the Wenlock Road entrance to the Park. Nearby are a range of office concerns including NHS, NFU Mutual, Brewin Dolphin, Shropshire Council, Jacobs Consulting, etc.

Local facilities including bus stops, NuNu Children's Day Nursery and Holiday Inn Express with restaurant and small conference facilities are to hand. There is a frequent bus service to Shrewsbury Town Centre within normal working hours. Support retail facilities including a Co-op convenience store and Greggs are close by.

Shrewsbury Business Park is the principal office location for Shrewsbury, located adjacent to the A5 trunk road, giving access to the A49 and M54 motorway. Nearby amenities including Retail Park, Bannatyne Fitness and additional restaurant/conference facilities at Shrewsbury Town Football Club are a short distance away (1 mile) at Meole Brace; Shrewsbury town centre with its extensive range of shopping and social amenities and railway station is about 2 miles away. Telford 12 miles, Chester 45 miles, Birmingham 55 miles.

## ACCOMMODATION

*(Measurements are approximate and on an estimated Gross internal area basis)*

### 1. One Anchorage Avenue

A detached office building fronting Wenlock Road

#### Ground Floor

Reception Lobby

Offices

280 sq m (3,014 sq ft) *Provision for kitchenette/tea point*

Disabled toilet, shower

Stairs and Lift access to:

#### First Floor

Offices

280 sq m (3,014 sq ft) *Provision for kitchenette/tea point*

Toilets

#### Total area

**560 sq m (6,028 sq ft)**

Minimum of 20 car parking spaces

#### Outside

Landscaped forecourt and boundaries adjacent to mature coppice. Car and cycle parking. Refuse/bin stores.

## TENURE

Each unit is available on a new 10 year lease (5 year upward only rent reviews) on a tenant's full repairing and insuring lease by way of a pre-letting arrangement.

There is a modest estate management charge payable by occupiers of Shrewsbury Business Park to cover the landscaping and maintenance of common areas, site management and security.

## COSTS

Each side to pay their own legal and surveyors' costs in respect of the transaction. Incoming tenant/purchaser to pay stamp duty and any other associated costs.

## SERVICES

Mains drainage, water and electricity installed, subject to connection charges by the utility companies. Comfort cooling/heating system. Electric vehicle charging facility. Dual resilience telecoms are supplied to the Park.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate - To be supplied upon completion of the building.

## WARRANTIES

Construction and design warranties are available

## RATING ASSESSMENT

The property is to be assessed for rating purposes. Prospective occupiers should rely on their own enquiries in respect of the likely rating assessment.

**TOWN PLANNING/USE**

The development has consent for Offices within Class B1 of the Town & Country Planning Act (Use Classes) Order 1987. A Reserved Matters application will be submitted for the occupiers preferred design.

**LOCAL AUTHORITY**

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

**FIXTURES & FITTINGS**

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from the letting. For certain items, i.e. carpets, tea points, some partitioning etc., dependent on the stage of construction, an allowance can be given for the standard cost of these items towards an occupier's choice. There are also options for additional toilets/showers. Further details upon request. A general specification with suggested floor layouts is also available. Under certain circumstances capital allowances or other tax credits may be available against the cost of some fixtures and fittings, and equipment. Prospective occupiers are recommended to take specialist advice in this respect.

**DEPOSIT**

A deposit equivalent to 3 to 6 months rent may be required.

**REFERENCES**

Where applicable, the successful applicant will need to provide satisfactory references/company trading accounts.

**VAT**

All prices and rents mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. Please note that VAT is payable in addition to the rent/purchase price.

**SHREWSBURY BUSINESS PARK MANAGEMENT**

The Park is managed by a separate company which provides onsite caretaking/low level security, landscaping and maintenance services and is also responsible for management of common areas. All occupiers on the Park pay a service charge to cover these costs based on the site area occupied.

**DEVELOPER**

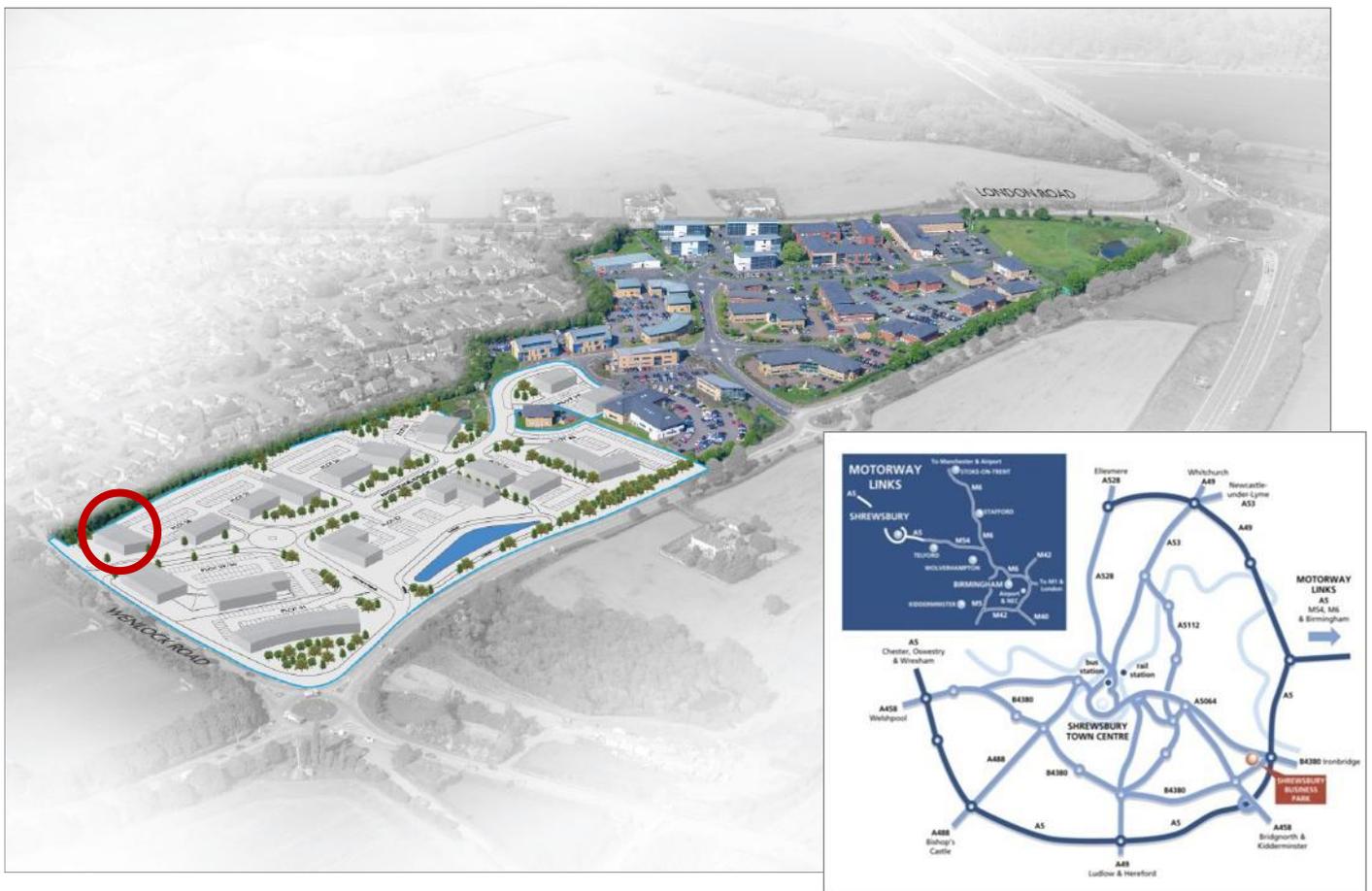
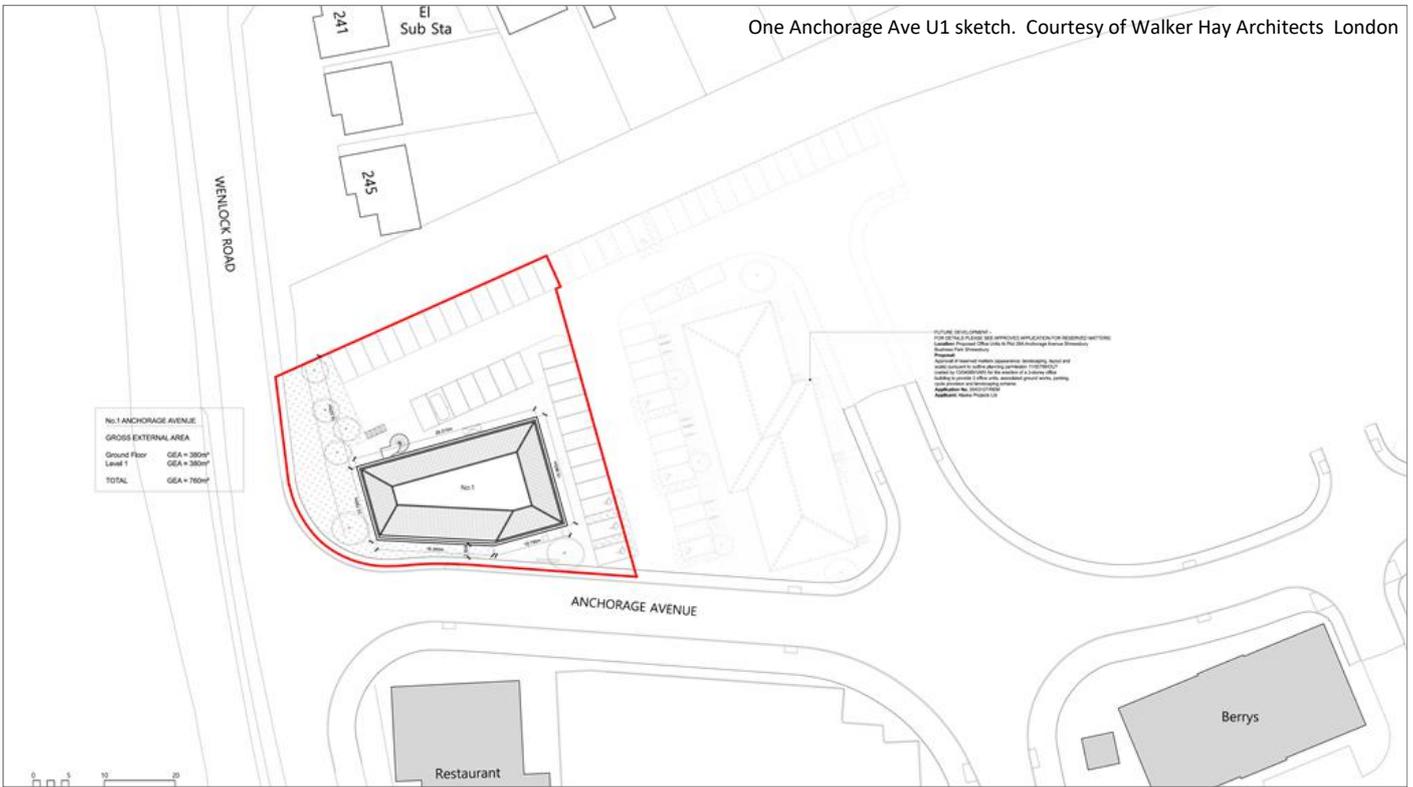
Alaska Property Group.

**ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION**

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

**VIEWING**

By arrangement with Cooper Green Pooks – ask for Charles Howell [cth@cgpooks.co.uk](mailto:cth@cgpooks.co.uk)  
or Alessio Dyfnallt [ad@cgpooks.co.uk](mailto:ad@cgpooks.co.uk)  
01743 276666



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