

Global House, The Creative Quarter,  
Shrewsbury Business Park, Shrewsbury, SY2 6LG

Rent: £6,350 per annum

To Let

Subject to contract



**Prominently Situated, Easily Manageable Office Suites**

**Within Distinctive Modern Building**

**Lift, Comfort Cooling, Raised Access Floors and Car Parking**

**Suite F: Approx. 58.79 sq m (633 sq ft)**

**2 Allocated Car Parking Spaces**

## DESCRIPTION

The suites comprise easily manageable office space within a modern office building, with the benefit of a lift, raised access floors, cat II lighting, carpets, comfort cooling and on site carpark. There are shared ladies, gents and disabled toilets. The accommodation enjoys a fine open aspect to the Park entrance.

## SITUATION

Global House is located in the Creative Quarter of Shrewsbury Business Park, now established as the premier office location in the county. Other nearby occupiers include solicitors, land agents, environmental consultants and a range of other office users. The Business Park's amenities include on-site management with CCTV, a children's day nursery and a hotel/restaurant. There is a bus service to and from Shrewsbury town centre at 15 minute intervals during the working day. The Park is adjacent to the A5 trunk road, leading to the M54. Shrewsbury town centre is about 2 miles distant; Telford 12 miles.

Shrewsbury is the county town and principal administrative centre for Shropshire with a borough population of about 90,000 and a significant catchment extending into Mid Wales of around 200,000 people.

## ACCOMMODATION

*(all measurements are approximate and are in accordance with International Property Measurement Standards 3 - Offices)*

Shared Entrance Lobby with toilets. Lift and stairs access to all floors.

### Second Floor

Office F: 58.79 sq m (633 sq ft) £6,350pa  
2 Parking Spaces

## TENURE

The offices are available on a new 6 year lease, with a rent review/tenant's break option after 3 years. Shorter terms will also be considered. Tenant's apportioned full repairing and insuring basis, recoverable by way of a service charge to include building repairs, cleaning, maintenance, lighting etc. of common areas, including the toilets. A management charge is incurred from Shrewsbury Business Park Management Ltd to cover security, grounds/car park maintenance, etc. The approximate cost of these services is £2,000 - £2,250 per annum for Suite F.

## COSTS

Incoming tenant to pay all legal costs in respect of the transaction, together with stamp duty and VAT if applicable.

## SERVICES

All mains services (except gas) are understood to be available subject to connection charges by the utility companies.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating: D (84)

## RATING ASSESSMENT

	Suite F
Rateable Value:	£5,800
Rates Payable 2021/2022:	£2,894.20*

\*The rateable occupier may qualify for Small Business Rates Relief, 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/USE

The property has an existing use as offices within the Town & Country Planning Act (Use Classes) Order 1987.

## FIXTURES & FITTINGS

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from the letting.

## 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 details and subsequent correspondence are exclusive of VAT, if applicable. At the time of preparation of these particulars the Landlord had elected to charge VAT on the rent.

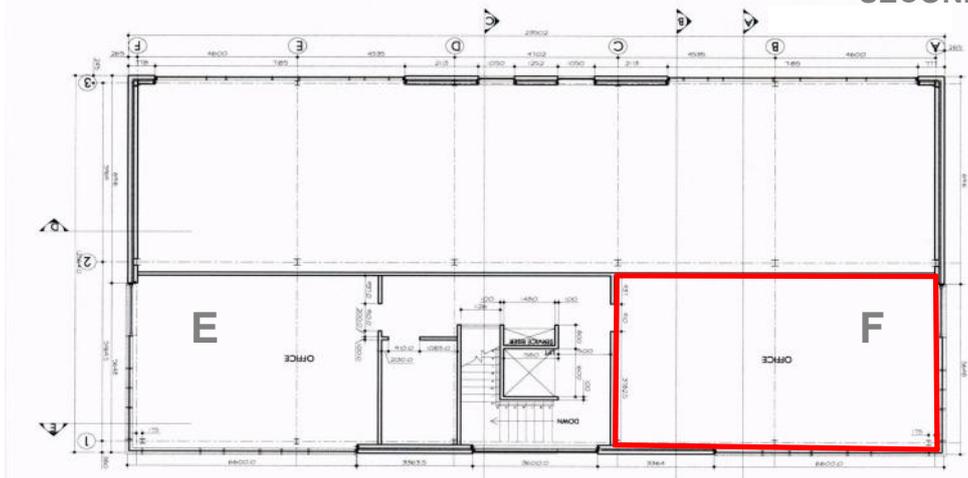
**ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION**

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.

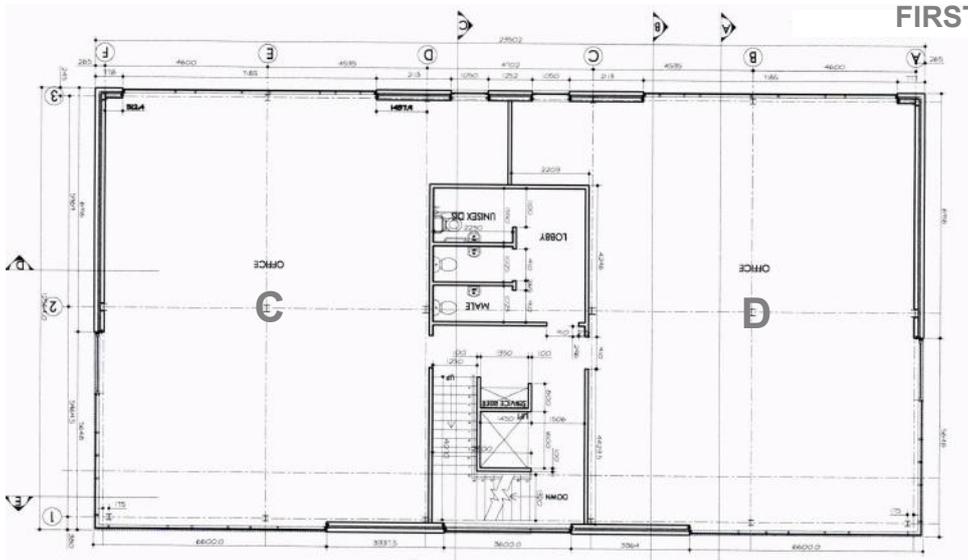
**VIEWING**

By arrangement with Cooper Green Pooks – ask for Alessio Dyfnallt [ad@cgpooks.co.uk](mailto:ad@cgpooks.co.uk)  
Or Katie Stephens [Katie.Stephens@cgpooks.co.uk](mailto:Katie.Stephens@cgpooks.co.uk)  
01743 276666

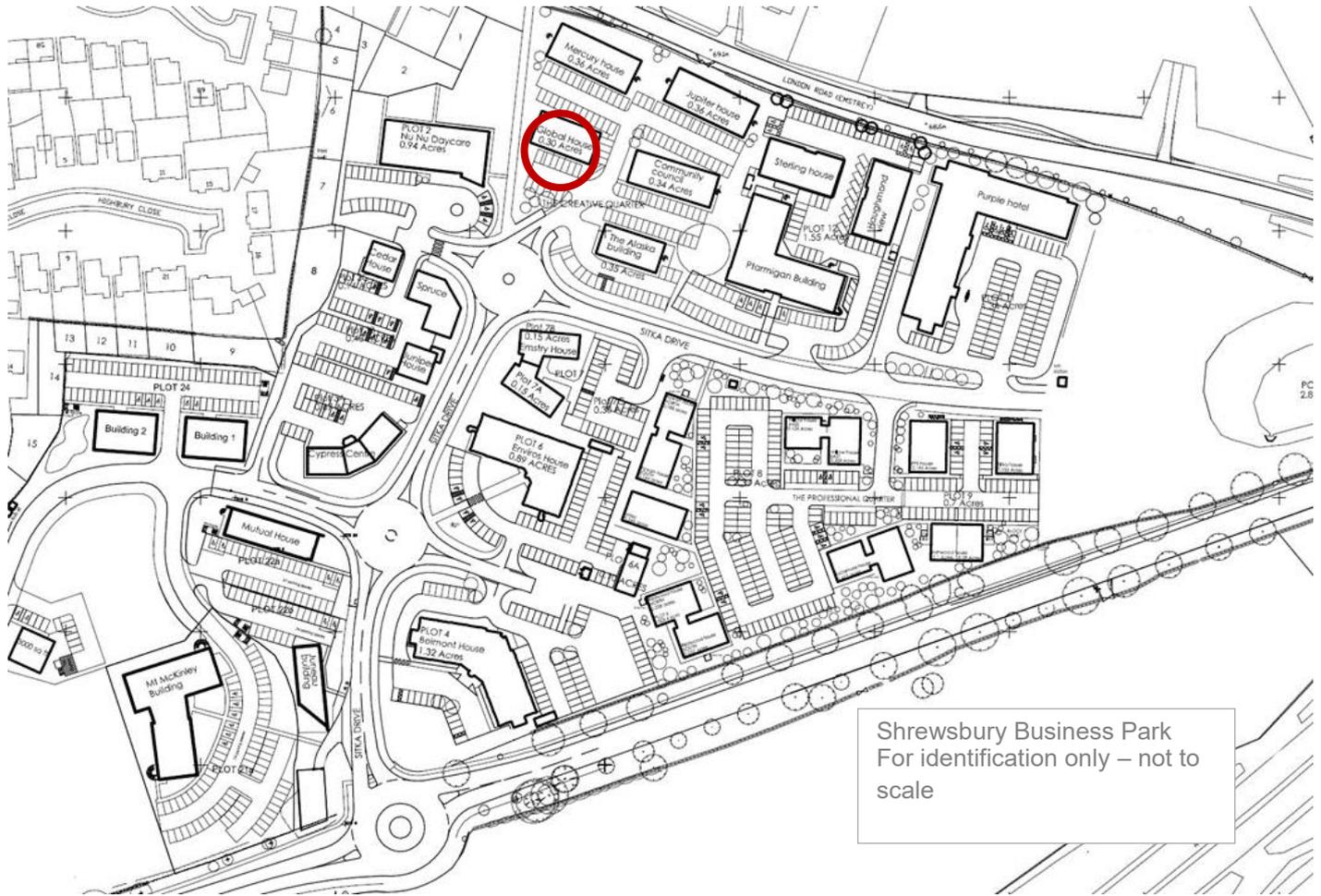
**SECOND FLOOR**



**FIRST FLOOR**







Shrewsbury Business Park  
For identification only – not to scale



**IMPORTANT NOTICE:** Cooper Green Pools for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pools has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.