



Elevation from Anchorage Avenue

**Ground Floor Offices, One Anchorage Avenue
Shrewsbury Business Park, Shrewsbury, SY2 6FG**

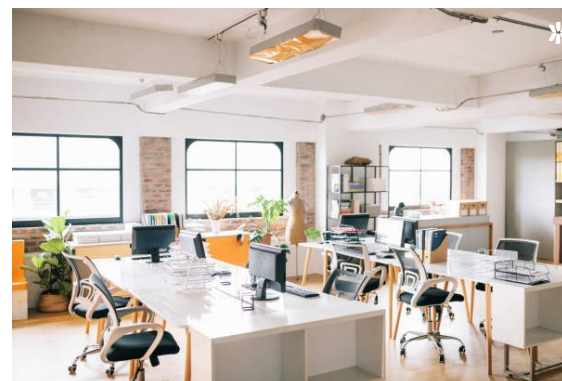
£47,500 (exclusive) per annum



One Anchorage Avenue Elevation from Wenlock Road

Summary

- New High Specification Office Building Situated at “Shropshire’s Premier Office Location”.
- Ground floor completed to shell providing ingoing tenant with flexibility around finishes and fit out.
- First Floor occupied by Claverley Group.
- Good Access to the A5 Trunk Road.
- NIA approximately 285 sq m / 3068 sq ft .
- 16 parking spaces including disabled spaces and cycle parking.
- Self contained with separate entrance from the car park.
- Raised access floors, incorporating floor boxes for telecoms and small power.
- Provision for electric car charging facilities.
- Bus stops within walking distance.
- Neighbouring occupiers include NHS Administration, Berrys Surveyors, Newmedica and EFG Harris Allday.
- Nearby retail facilities include a Co-op and Greggs Bakery.
- Short drive to Meole Brace Retail Park and Shrewsbury football club (Conference Centre).
- The park now benefits from a ‘Connect on Demand’ bus service.



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*Stock images of indicative work spaces
The property is currently at shell state.

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Description:

Ground Floor Offices, One Anchorage Avenue, form a completely self contained part of a detached office building, constructed to a distinctive design. Each Suite has toilets and shower facilities, as well as their own entrance.

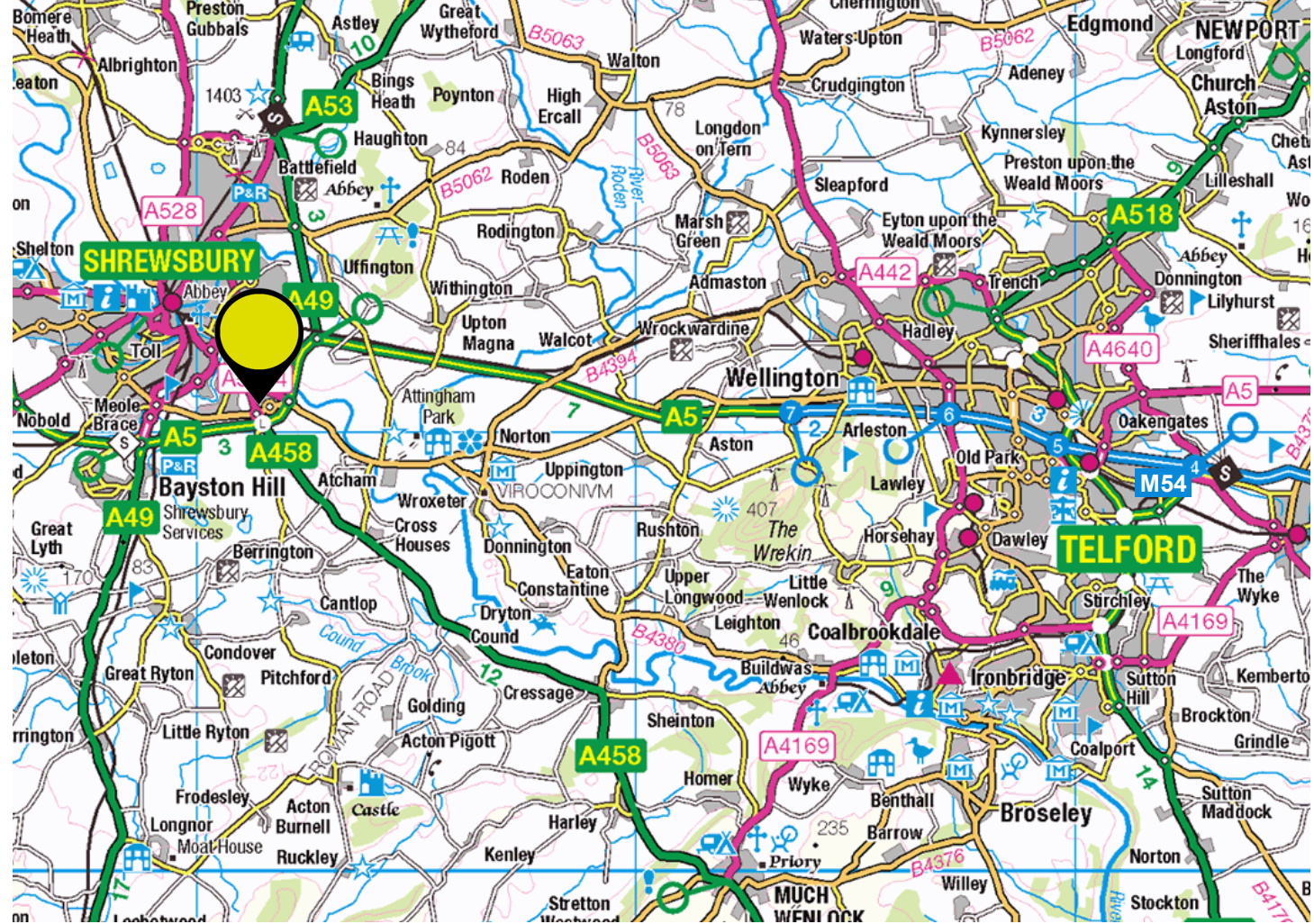
The premises offers high specification accommodation suitable for office, medical and/or training concerns. (Subject to any consents necessary). The landscaped forecourt, common area and a mature coppice to the rear of the building offer an attractive setting with car and cycle parking adjacent as well as EV Charging provisions and secure barrier access.

Situation:

The property is prominently situated close to the Wenlock Road entrance to the Park. Nearby are a range of office and medical concerns including *NHS*, *NFU Mutual*, *Brewin Dolphin*, *Shropshire Council*, *Newmedica* etc.

Local facilities including bus stops, *Co-op*, *Greggs* and other support shops. *Busy Bees Children's Day Nursery* and *Holiday Inn Express* are also to hand. There is a frequent bus service to Shrewsbury town centre within normal working hours.

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.



Tenure

The offices are available to lease on a new 10 year agreement (5 year break clause/upward only rent review) on a tenant's apportioned full repairing and insuring lease. Shorter leases considered. Commencing rent £47,500pa (exclusive).

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



Chester
44 miles

Telford
14 miles

Birmingham
47 miles



Manchester
1 hr 33 mins

Telford
35 mins

Birmingham
1 hr 17 mins



Manchester
1hr 27mins

Liverpool
1 hr 23 minutes

Birmingham
1 hr 2 mins

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Business Rates:

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

Energy Performance Rating:

To be supplied upon completion on of the building.

Local Authority:

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND.

03456 789 000

Planning:

The site has planning permission for development of the premises as offices within Class 'E', see: Reference **20/04712/REM**.

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.



One Anchorage Avenue Artwork

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3-7 Anchorage Avenue next door

Anti-money Laundering and Identity Verification:

To comply with government anti-money laundering regulations, identity checking, funding confirmation and funding source alongside routine references and credit checking will be required .

Costs:

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

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.

Warranties:

Construction and design warranties as provided to the building owner will be available for the benefit of the tenant and first assignee.

Fixtures and Fittings:

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

Services:

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

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 building area.

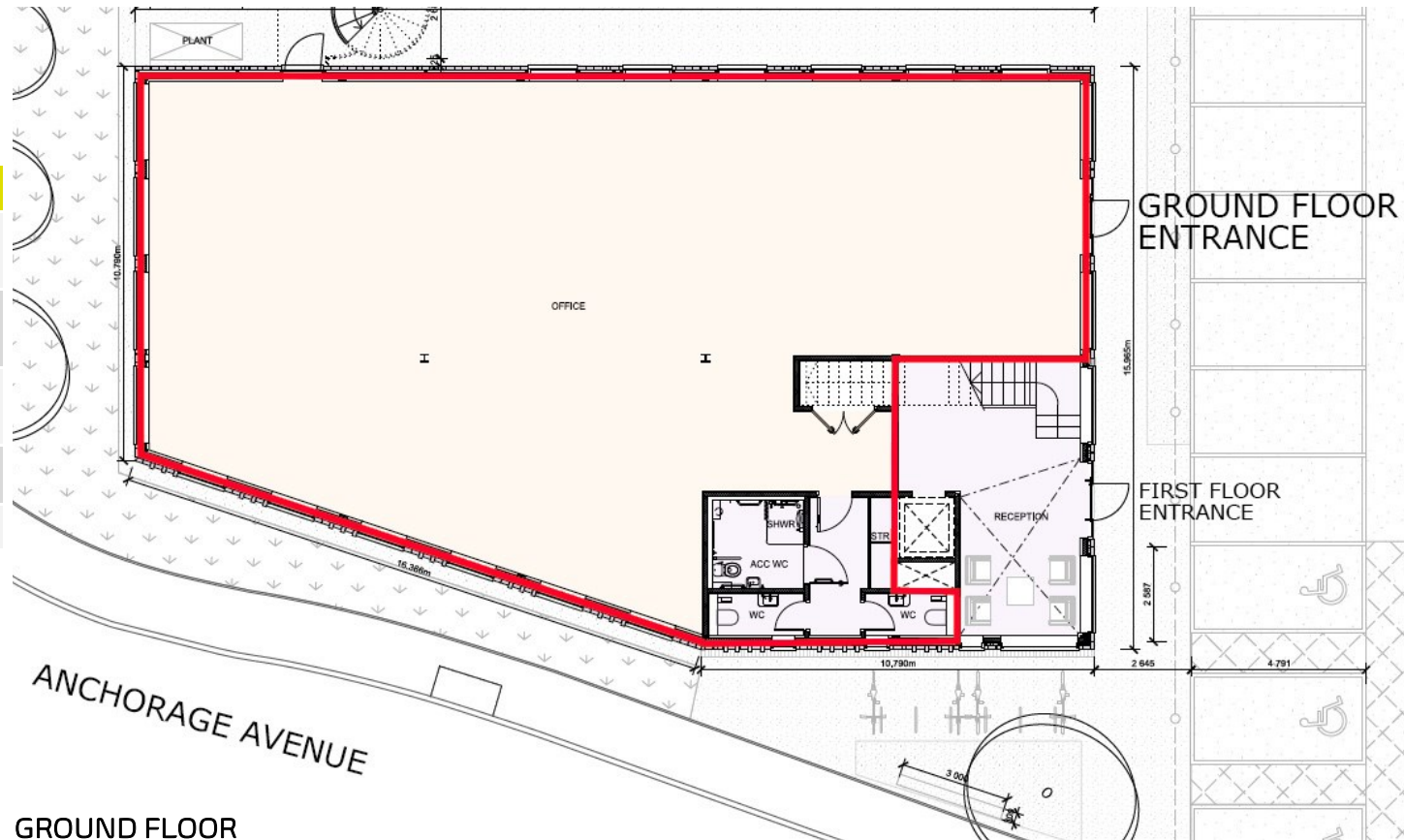
Developer

Alaska Property Group., lead developers for Shrewsbury Business Park, working with Shropshire Council the original landowners.

Accommodation

(Measured from plans in accordance with the RICS Code Of Measuring Practice.
All measurements are approximate and are on a net internal floor area basis).

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Entrance		
Ground Floor	Offices	3068	285
Ground Floor	Toilets with shower		
Outside	16 Parking Spaces		
	Net Internal Area	3068	285



GROUND FLOOR



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.

