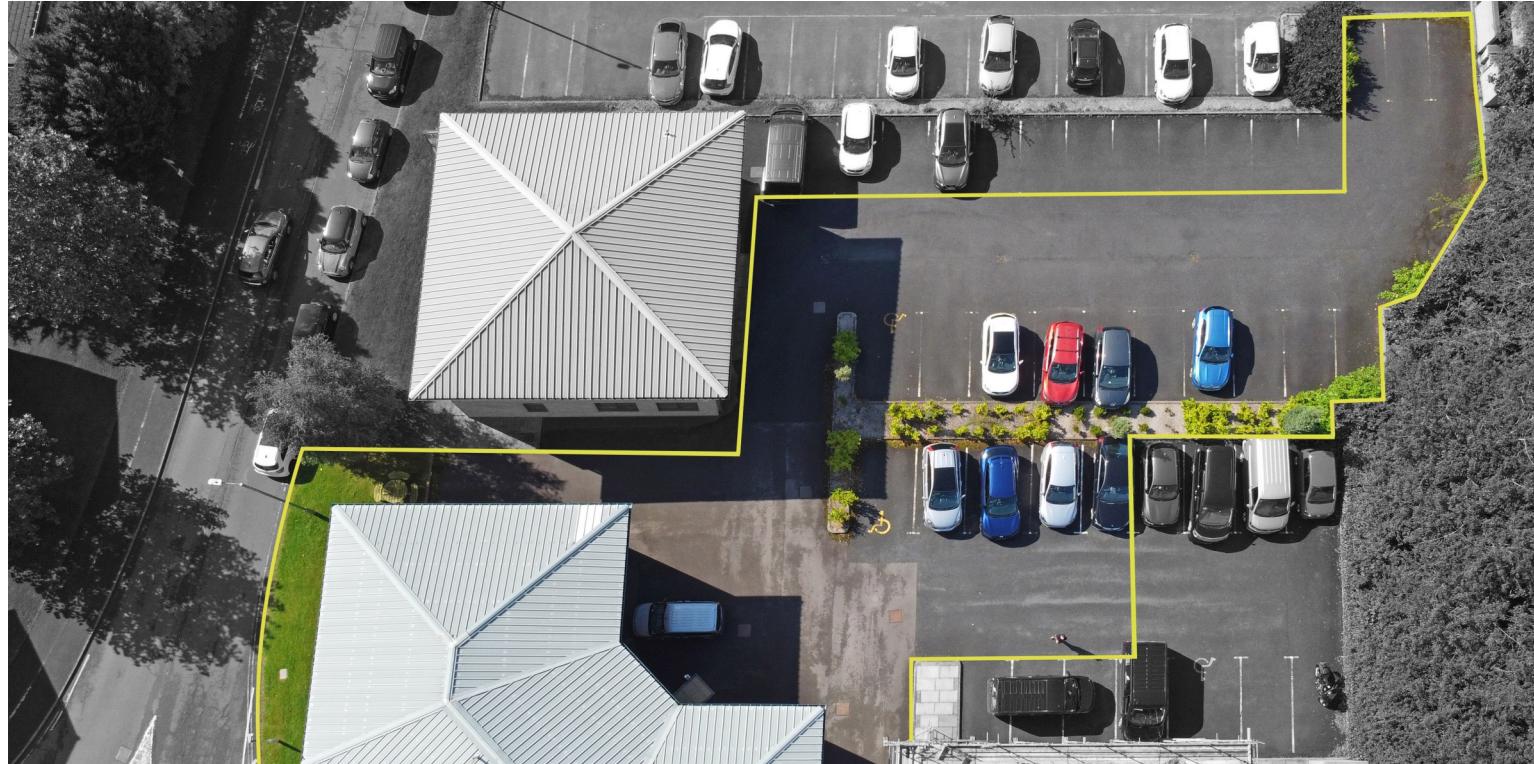




Suite B, Spruce Building

Sitka Drive, Shrewsbury Business Park, Shrewsbury, SY2

£15,700 p.a. exclusive



Ground Floor Suite B



Ground Floor Suite B



Suite B, Spruce Building, Shrewsbury Business Park, Shrewsbury, SY2 6LG



Ground Floor Suite A (Occupied)

Summary

- Fully refurbished (including new kitchenette and new aircon) office suite to let on a new lease (terms to be agreed).
- Net internal Area approx. 1097.92 sq ft (102 m²).
- 5 allocated parking spaces.
- Existing Tenant's include Shire Building Services and Midland News Association.
- Located on Shrewsbury's premier business park.
- Local amenities situated on the Business Park include Co-Op, Greggs, a Children's Nursery and a hairdressers.
- Excellent connectivity to the national road and motorway network (A5(T), A49 and M54)
- Nearby occupiers include Crown Wealth Management, Optical Movement, Stewart Associates and PCB Solicitors.
- The park now benefits from a **'Connect on Demand'** bus service.

Letting Agent:
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Description:

The property comprises a detached, two-storey, self-contained office building of steel portal frame construction under a low pitched concrete tiled roof with brick clad elevations. The accommodation is located on the ground floor and there are 5 car spaces demised to the unit in the car park in front of the entrance to the building.

Internally, the offices have been comprehensively refurbished including, repainting, new carpets throughout, new kitchen facilities & appliances and lighting upgraded to full LED. The landlord has also installed new air conditioning units to the offices.

Location:

Shrewsbury Business Park is strategically situated at the intersection of the A49 from the South of Wales and the A5 trunk road leading to the North of Wales and Telford and Birmingham on the M54, as well as the London Road and Wenlock Road towards Shrewsbury Town Centre. The Spruce Building itself is located at the heart of the business park.

As the county town and administrative centre of Shropshire, Shrewsbury has a borough population of roughly 80,000 (according to previous census), a 5% rise since 2020 and a larger catchment extending into Mid Wales of roughly 600,000 people.

/// what3words prop.shortcuts.sorters

 Manchester	 Liverpool	 Birmingham
1hr 28 mins	1hr 24 mins	1hr 5 mins
 Manchester	 Telford	 Birmingham
1hr 18 mins	20 mins	1hr 2 mins
 Chester	 Telford	 Birmingham
46.9 miles	12.3 miles	45 miles



Accommodation

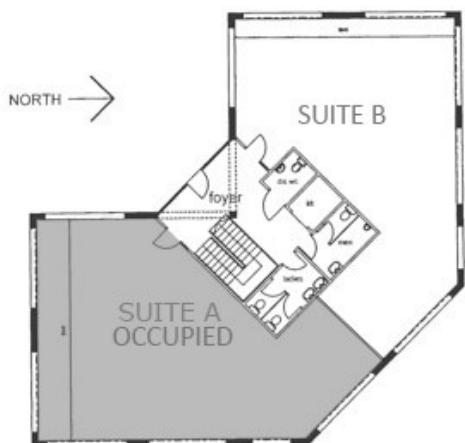
(Measured in accordance with the RICS Code Of Measuring Practice.)

All measurements are approximate and are on a net internal floor area basis.)

Virtual Tour



Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Reception		
Ground Floor	Suite A	LET	
Ground Floor	Suite B	1097.92	102
First Floor	Landing		
First Floor	Suite C	LET	
Outside	5 parking spaces allocated to Suite B		
Total		1,097.92 sq ft	102 m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

IMPORTANT NOTICE: Cooper Green Pocks 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 representations 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 Pocks has 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.

Deposit

A rental deposit may be required at lease completion.

Estate Charge:

There is an charge payable in addition for the maintenance and upkeep of the communal areas. The Estate Service Charge for the building is £669.25 per annum.

Services (not checked or tested):

It is understood that all mains services are connected / available. Interested parties are advised to make their own enquiries with the relevant utility companies.

Planning:

The premises are understood to have an existing permitted use for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own enquiries with the Local Planning Authority as to whether planning permission is necessary for their intended use.

VAT:

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

References

The Landlord reserves the right to seek satisfactory Tenant and financial references.

Anti-money Laundering and Identity Verification:

In line with UK anti-money laundering regulations, two form of ID will be required to verify identities and confirm sources of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Costs:

Each party is to pay their own costs incurred in this transaction.

Fixtures and Fittings:

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

Rateable Value: Suite B £13,250
1st April 2026

Energy Performance Rating: Suite B B 26

Local Authority:

Shropshire Council
Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

03456 789 000

