



Suites E & F, Jupiter House,  
Shrewsbury Business Park, Shrewsbury, SY2 6LG

£9,000pa per Suite (exclusive)



Suite F



Suite E - Kitchenette



Suite E

## Summary

- Second Floor Offices available to let within a modern office building.
- Available as separate suites or as a whole floor.
- Net Internal Area 2,567.6 sq ft. (238.54 m<sup>2</sup>).
- Secure barriered car park with 5 allocated parking spaces.
- Spacious open-plan layouts with two separate kitchenettes and ample storage.
- Panoramic views across Shrewsbury Business Park and out towards the South Shropshire hills.
- The Business Park now benefits from a '**Connect on Demand**' bus service.
- Nearby occupiers include 1st Choice Insurance, SY Comms and The Bed Supermarket, as well as Solicitors, healthcare providers, insurance providers and financial advisers.

For further information, contact:  
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## Location:

Shrewsbury Business Park is located on the South East side of Shrewsbury, just off the A5 (T) and accessed via the B4380. The Park has excellent transport links with the M54 to Telford and beyond to the M6, Westwards towards Mid and North Wales and the A49 running South towards Hereford.

Within the Business Park Jupiter House occupies a corner plot in the Creative Quarter off Sitka Drive. The park is home to a range of National and Regional occupiers including the NHS and West Mercia Police administration, NFU Mutual and Brewin Dolphin as well as various professional firms such as Accountants, Solicitors and Financial Advisors.

On-site amenities include a Holiday Inn Express, Busy Bees Nursery, Co-Op, Greggs, Shell petrol station with EV Charging and Queens Fish and Chip shop. Additional nearby facilities include Bannatyne Health Club and Spa and Meole Brace Retail Park approximately 1 mile away. Conference facilities are available at Shrewsbury Town Football Club's New Meadow Stadium. Whilst Shrewsbury town centre, around 2 miles distant, offers a wide range of shops, restaurants, historic attractions, cultural venues and a mainline Railway Station. There are direct rail services to London Euston (approximately 2 hours 41 minutes) and also to Birmingham, Manchester and Cardiff.

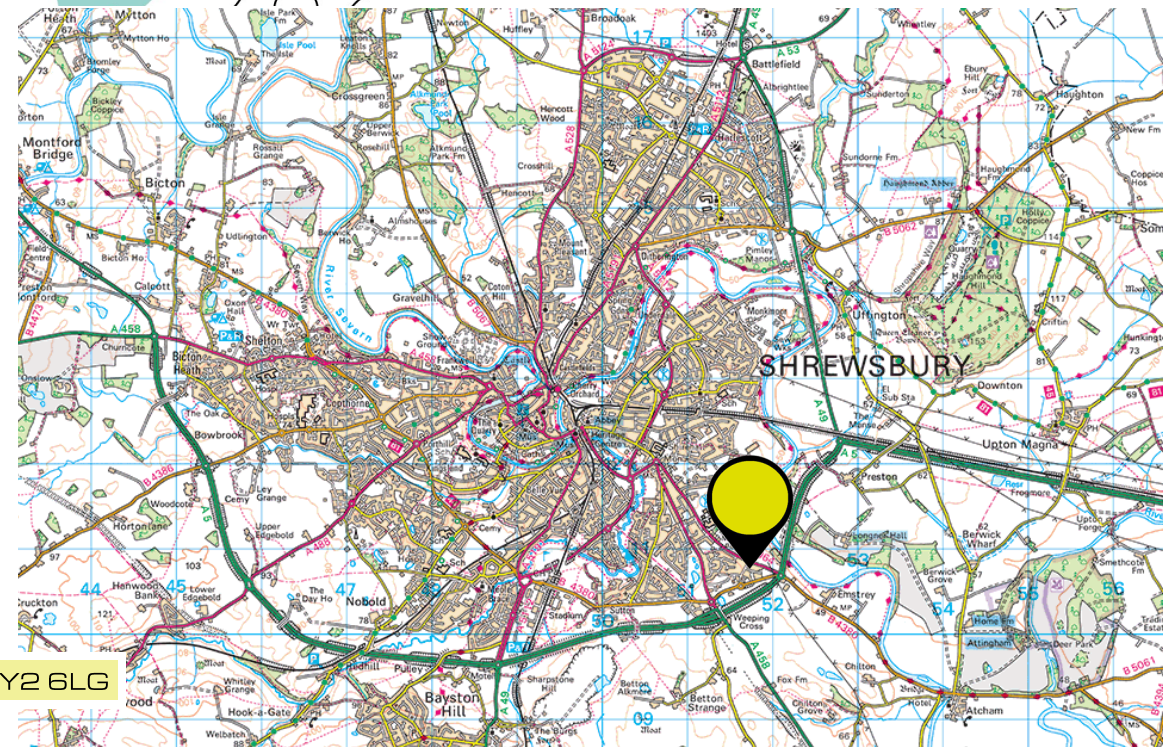
Shrewsbury is the county town of Shropshire being located approximately 48 miles North-West of Birmingham, 43 miles South of Chester, and 17 miles West of Telford.

Shrewsbury has a resident urban population of approximately 80,000 people with a County-wide population in excess of 325,000.

## Description:

The property comprises a modern, detached office building, having mainly glass elevations beneath a mono pitch roof. It offers well-appointed workspace with the benefit of an intercom and coded entry pad at the ground floor entrance, a lift, raised access floors, double glazing, carpets, air conditioning and 5 allocated parking spaces with in a gated car park. There are communal toilets on the ground and first floors.

Both office suites are on the Second Floor benefiting from views across Shrewsbury Business Park towards the Shropshire Hills and Northward towards Haughmond Hill. At the rear of both suites is a small step down to two kitchenettes and additional storage rooms.



Tenure

Available to let on terms to be agreed.

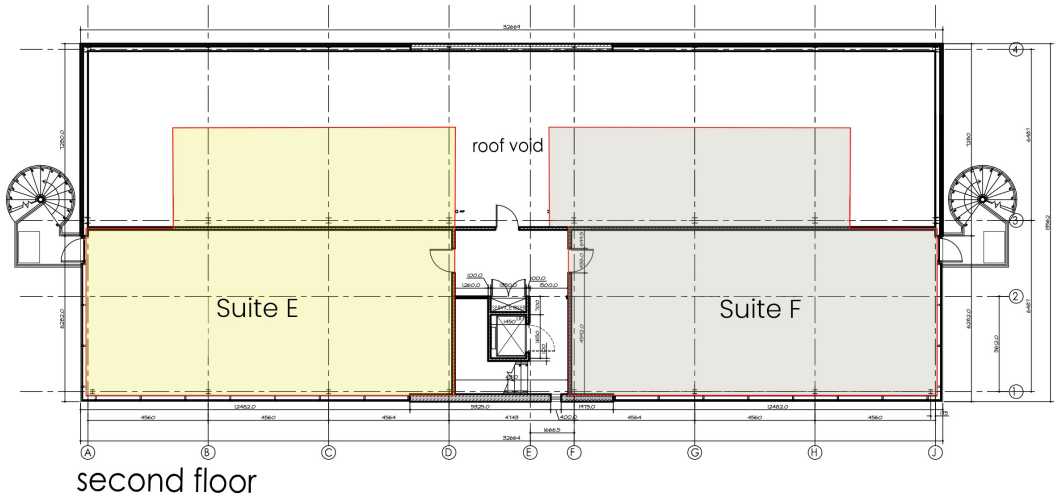
Accommodation

(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        |         |             | Size [sq ft]  | Size [m²] |
|--------------|---------|-------------|---------------|-----------|
| Second Floor | Suite E | Office      | 969           | 90        |
| Second Floor | Suite E | Kitchenette | 178           | 16.54     |
| Second Floor | Suite E | Storage     | 120.6         | 11.2      |
| Total        |         |             | 1,267.6 sq ft | 117.74 m² |
|              |         |             |               |           |
| Second Floor | Suite F | Office      | 972           | 90.3      |
| Second Floor | Suite F | Kitchenette | 163           | 15.16     |
| Second Floor | Suite F | Storage     | 166           | 15.42     |
| Total        |         |             | 1,300sq ft    | 120.8 m²  |
|              |         |             |               |           |
| Grand Total  |         |             | 2,567.6 sq ft | 238.54 m² |



Deposit

A rental deposit may be required at lease completion.

Service Charge:

There is a service charge payable in addition for the maintenance and upkeep of the communal areas and exterior of the property. Further details available from the letting agent.

Services (not checked or tested):

It is understood that all mains services are connected / available (except gas). 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.

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 E | £9,600 |
| 1st April 2026  | Suite F | £9,600 |

Energy Performance Rating: **B 31**

Local Authority:

Shropshire Council  
Guildhall  
Frankwell Quay  
Shrewsbury  
SY3 8HQ

03456 789 000



IMPORTANT NOTICE: Cooper Green Pooks 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 Pooks 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.