

**COOPER
GREEN
POOKS**

For Sale
&
To Let

Unit 2, The Business Quarter, Eco Park Road
Ludlow, Shropshire, SY8 1FD

£220,000
£18,000 pa (exclusive)



Summary

- Opportunity to acquire an affective freehold with vacant possession.
- Sustainable office accommodation with BREEAM Excellent rating on Ludlow's premier commercial area.
- Recently repainted and with new fitted carpets throughout.
- Modern self-contained offices with 6 parking spaces.
- Excellent road links with direct access to the A49.
- Ludlow town centre 1 mile distant.
- Located adjacent to the town's Park and Ride facility.
- New M&S food store under construction opposite the business park.
- Accommodation 1,450 sq ft (134.7 m²) NIA.



For further information, contact:
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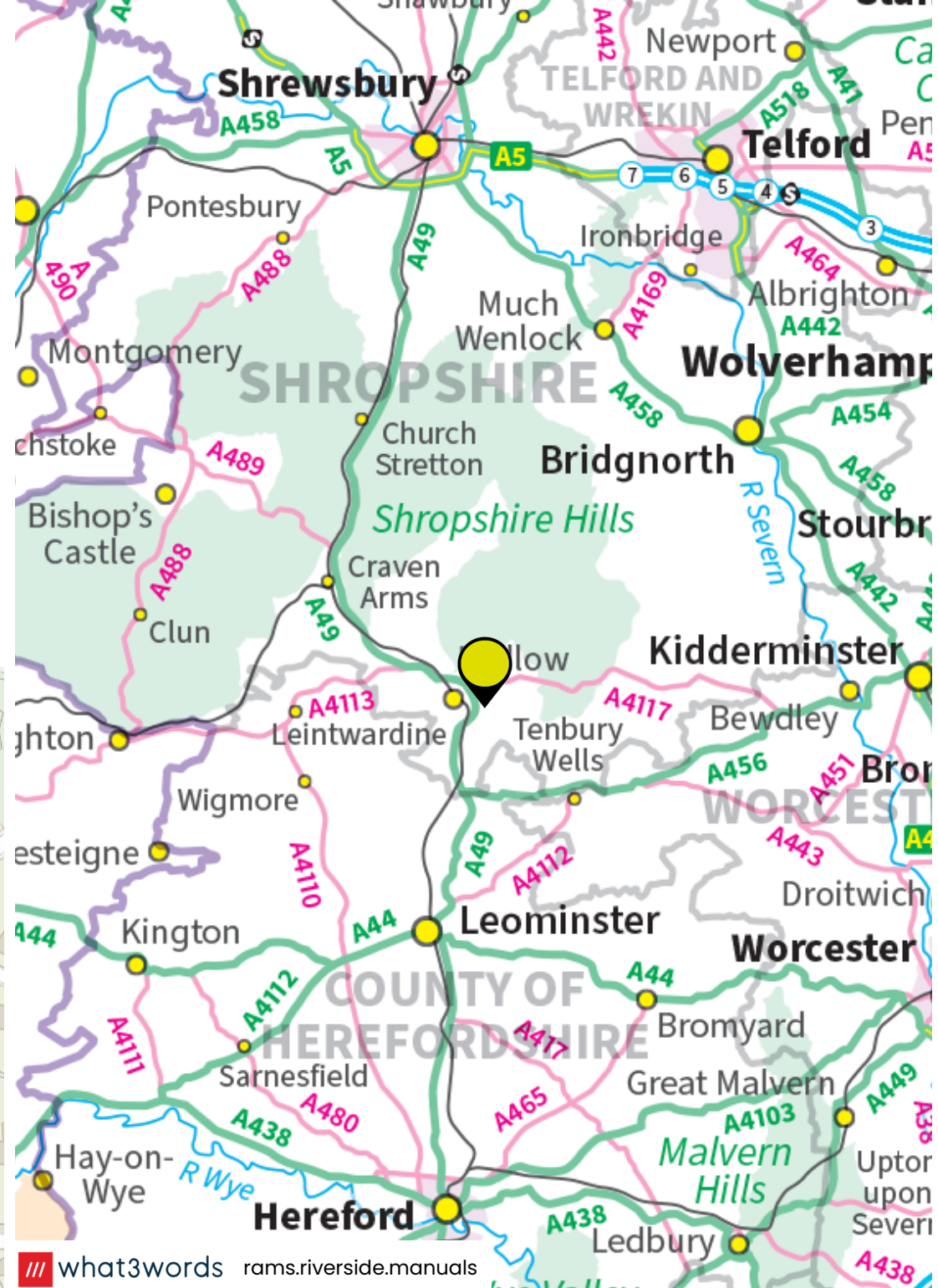
Unit 2, The Business Quarter, Eco Park Road, Ludlow, Shropshire, SY8 1FD

Location:

Ludlow town is located on the A49 approximately midway between Hereford (23 miles) and Shrewsbury (29 miles). It is within commutable distance to other large towns but benefits from lower property costs making it ideal for satellite offices or regional headquarters. Ludlow town centre is 1 mile distant and the Town's Park and Ride facility is located immediately adjacent to the property. The Ludlow Eco Park is located directly off the A49 and is the Town's premier commercial office hub. Nearby occupiers include Lanyon Bowdler, The Co-Operative Foodstore, Travelodge and with M&S under construction opposite the business park further adding to nearby amenities.

Description:

The property forms one half of a single-storey, semi-detached office building constructed to a BREEAM Excellent specification. It's sustainable credentials include rainwater harvesting, solar assisted hot water system and excellent insulation and ventilation. There are 6 no dedicated car spaces to the front of the building. Internally, the property benefits from a suspended ceiling with integral lighting, painted walls and carpet tile flooring. There is a separate kitchen including sink unit and boiler together with a disabled w/c.



Accommodation

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

Floor		Size [sq ft]	Size [m²]
Ground Floor	Offices	1,450	134.7
Ground Floor	Kitchenette		
Ground Floor	Toilets		
Total		1,450 sq ft	134.7 m²

Tenure

Effective freehold or by way of a new lease of 6 years on a Tenant's apportioned full repairing and insuring basis with a Rent Review after 3 years.

The property is held on a long leasehold of 999 years from 2008.



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.

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 grounds. The annual service charge for the property is £811.06 + VAT pa (£0.56p per square foot) which is paid in two half-yearly installments.

Services (not checked or tested):

It is understood that all mains services are available (except gas). Interested parties are advised to make their own enquiries with the relevant utility companies.

Ground Rent

There is a ground rent payable relating to the property in the sum of £100.00 + VAT per annum.

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 or sale.

Rateable Value: £24,000
1st April 2026

Energy Performance Rating: B 41

Local Authority:

Shropshire Council
Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

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