

**COOPER
GREEN
POOKS**

To Let

Suite C1 Mercury House,
Shrewsbury Business Park, Shrewsbury, SY2 6LG

£9,600 pa (exclusive)



Summary

- First Floor Office suite available to let within a modern office building on Shrewsbury's premier office park.
- Approximately 1,029 sq ft. (95.60 m²) NIA.
- The offices benefits from full fibre broadband.
- A secure barrier car park and 4 allocated parking spaces.
- Local amenities situated on the Business Park include Co-Op, a Holiday Express, Greggs, a Children's Nursery, a hair salon, a Pilates studio and a fuel station across the road.
- Nearby occupiers include Watson Watson Solicitors, Specsavers, Crown Wealth Management, Optical Movement as well as many other National and Independent firms.
- The Business Park now benefits from a '**Connect on Demand**' bus service.
- The Landlord would consider non-office uses subject to planning and solely at the Landlord's discretion.
- Qualifies for small business rates relief.



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 Mercury 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 Brevin Dolphin as well as various professional firms such as Accountants, Solicitors and Financial Advisors.

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.

The town benefits from excellent transport links with arterial roads leading from the A5 (T) to the M54 motorway and on towards the M6 and the rest of the country's national motorway network. The Town is also located off the A49 Hereford to Cheshire trunk road and at the beginning of the A458 to mid-Wales.

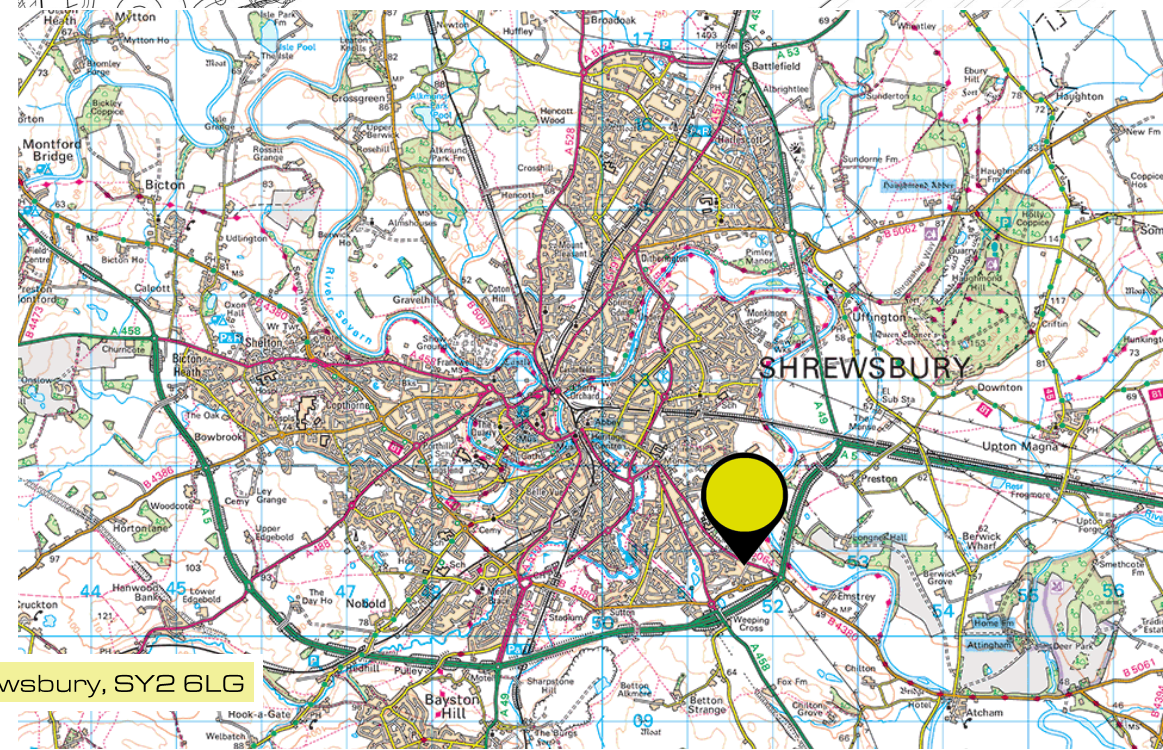
There are also direct rail services to London Euston (approximately 2 hours 41 minutes) and also to Birmingham, Manchester and Cardiff.

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 lift access to First and Second Floors and double glazing. Internally the specification includes fitted carpets, air conditioning, raised access flooring and 4 allocated parking spaces to the front of the building. There is a shared kitchenette on the first floor, and there are communal toilets on the ground and first floors.

Suite C1 is currently subdivided into three offices off a central hallway with views overlooking London Road and the River Severn. However, the space can be reinstated to open if required.



Tenure

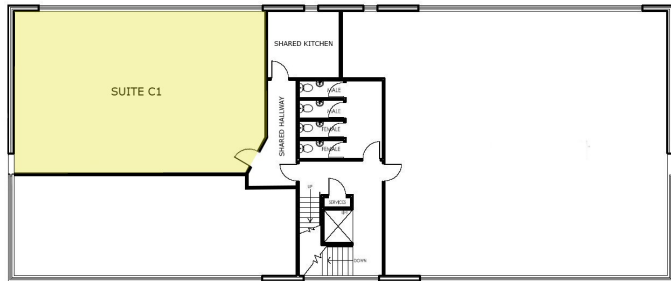
The offices are available to let on a Tenant's effective Full Repairing and Insuring Basis by way of a Service Charge.

Accommodation

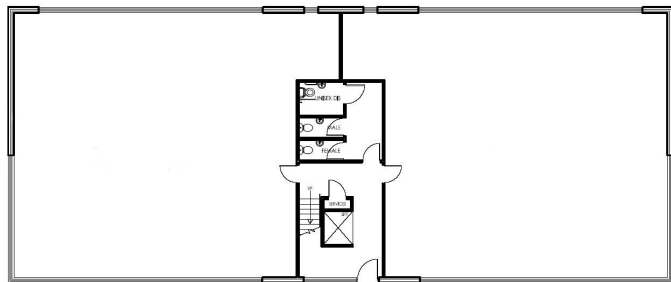
(Measured in accordance with the RICS Code Of Measuring Practice.

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

Floor		Size (sq ft)	Size (m ²)
Ground Floor	Communal Entrance and Toilets		
First Floor	Suite C1	1,092	95.60
First Floor	Communal Toilets		
First Floor	Shared Kitchen		
Outside	4 Allocated parking spaces		
Total		1,092 sq ft	95.60 m ²



first floor



ground floor

Deposit

A rental deposit may be required at lease completion.

Service Charge:

There is a service charge payable in addition to rent 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 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 C1 £10,750

1st April 2026

Energy Performance Rating:

B 27

Local Authority:

Shropshire Council 03456 789 000

Guildhall

Frankwell Quay

Shrewsbury

SY3 8HQ



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.