



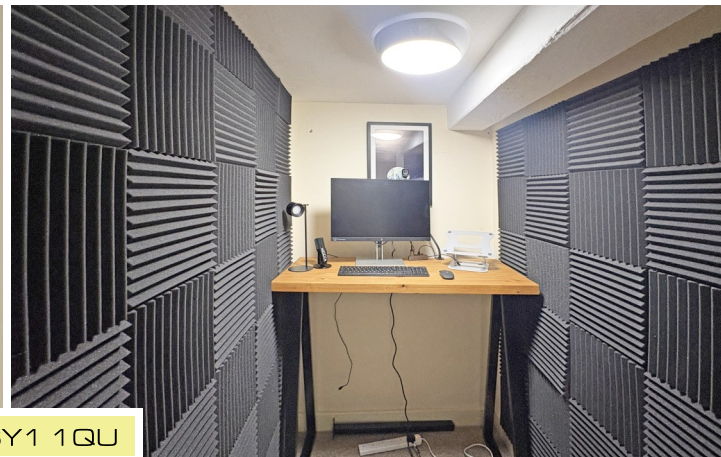
First Floor Offices, 37C Hills Lane
Shrewsbury, SY1 1QU

£6,000 pa (exclusive)



Summary

- First floor offices available in Shrewsbury Town Centre to be let by way of assignment.
- Good natural light.
- Secure entry phone access.
- Approximately 467 sq ft (43.5 m²) NIA.
- Multiple surface level car parks in close proximity.
- Convenient location, close to all Town Centre amenities.
- Shrewsbury Railway Station and Bus Stations within walking distance.
- Nearby occupiers include Café Oro, Hair in the Lane (hair salon), Up and Running (sports shop), Caterpillar (bar), Ten & 6 (cocktail bar), Elephant Under Ground (Mexican restaurant), Merlone (fusion restaurant).



For further information, contact:
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Andrew Birtwistle MRICS
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James Satoor
07494 328 693
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Tenure

The offices are available to let by way of assignment. Further details are available from the Agent.

Accommodation

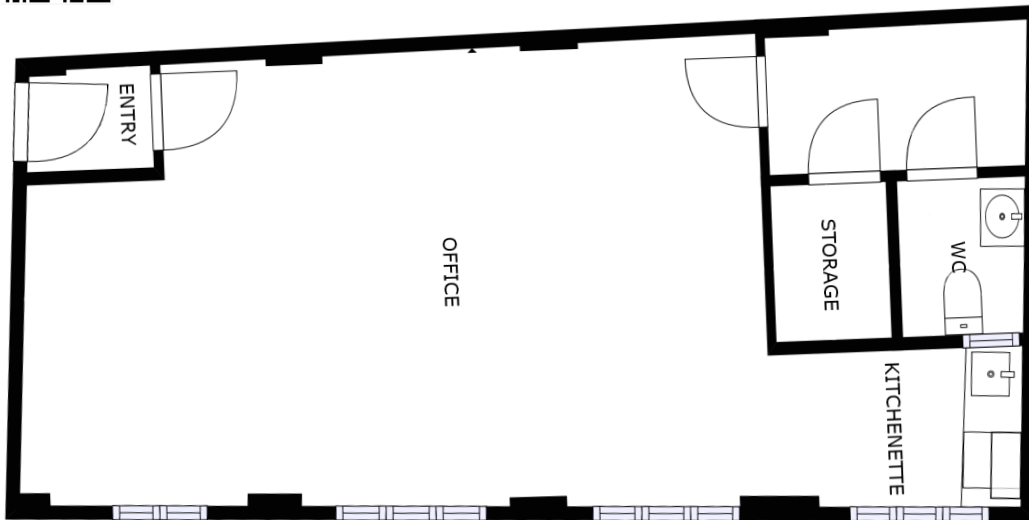
(Measured in accordance with the RICS Code Of Measuring Practice.

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

Floor		Size (sq ft)	Size (m ²)
Ground Floor	Communal Entrance		
First Floor	Office	422	39
First Floor	Kitchenette	45	4.5
First Floor	WC		
Total		467 sq ft	43.5 m ²



Virtual Tour



First Floor

HILLS LANE

First Floor Offices, 37C Hills Lane, Shrewsbury, SY1 1QU

Deposit

A rental deposit may be required at lease completion.

Services (not checked or tested):

It is understood that all mains services are connected / available, apart from 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 (offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own planning enquiries with the Local Planning Authority for their intended use.

The premises are situated within the Shrewsbury Town Centre Conservation Area.

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 not 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:

£5,800

1st April 2026

Energy Performance Rating:

C 72

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.