



First and Second Floor Offices, 21-24 St Mary's Street,  
Shrewsbury, SY1 1ED

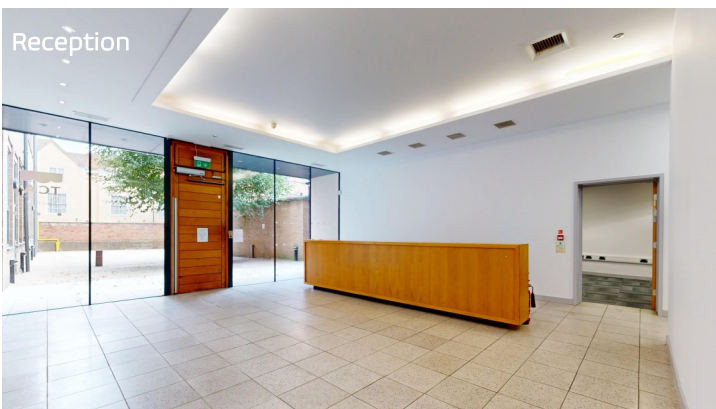
£51,000 to £102,000 p.a. (exclusive)



First Floor Offices

## Summary

- Self-contained offices to let in one of Shrewsbury's most prominent commercial buildings.
- Town centre location with modern courtyard entrance.
- Rare to find regular shaped, modern, open plan floorspace in the town centre.
- Total net internal area 8,901 sq ft (826.04 sqm) approximately.
- Excellent natural light with generous sized windows throughout.
- All town centre amenities on the doorstep. Including Marks and Spencers, Santander Bank, Barclays Bank, Nationwide, as well as independent and National coffee shops, bars and restaurants.
- A short walk to Shrewsbury's mainline railway and bus stations with numerous town centre car parks in close proximity.
- Will split on a floor by floor basis.
- 3 dedicated parking spaces.
- There are 3 town centre car parks with season tickets available within a 5 minute walk.



Reception

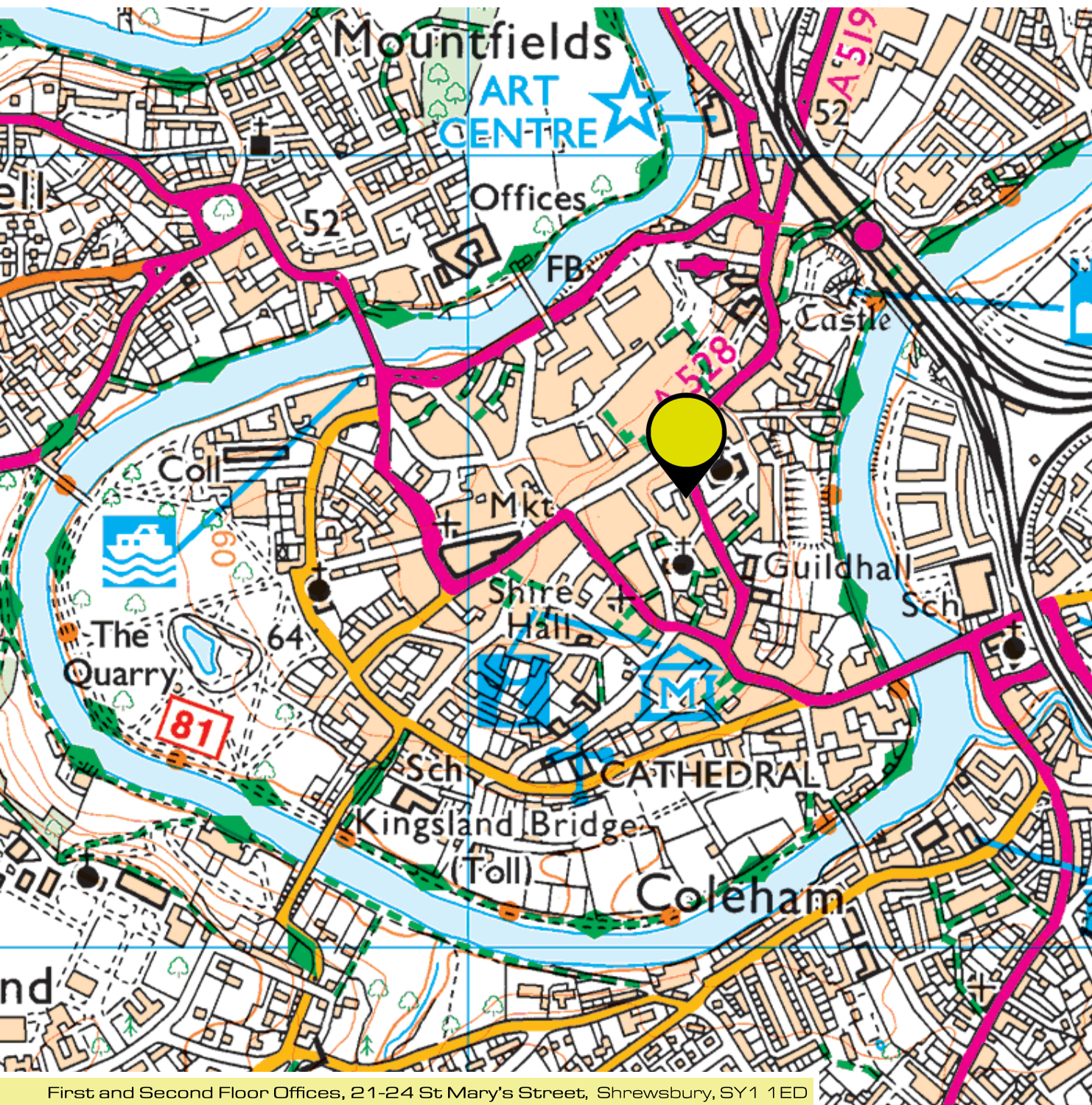


First Floor Meeting Room

For further information, contact:  
Cooper Green Pooks  
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#### Location:

21-24 St Mary's Street is situated on the one-way arterial route through the town, directly opposite St Mary's Church (noted for having one of the most varied collection of stained glass windows in the country) and approximately 50m from the top of Pride Hill, Shrewsbury's prime shopping street.

Due to its central location, all the usual town centre amenities including café's bars and restaurants are located nearby.

Shrewsbury's mainline Railway Station is a short walk away and there are 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 roughly 80,000 and is the county town of Shropshire with a population of 325,415. There is also a significant catchment from mid-Wales.

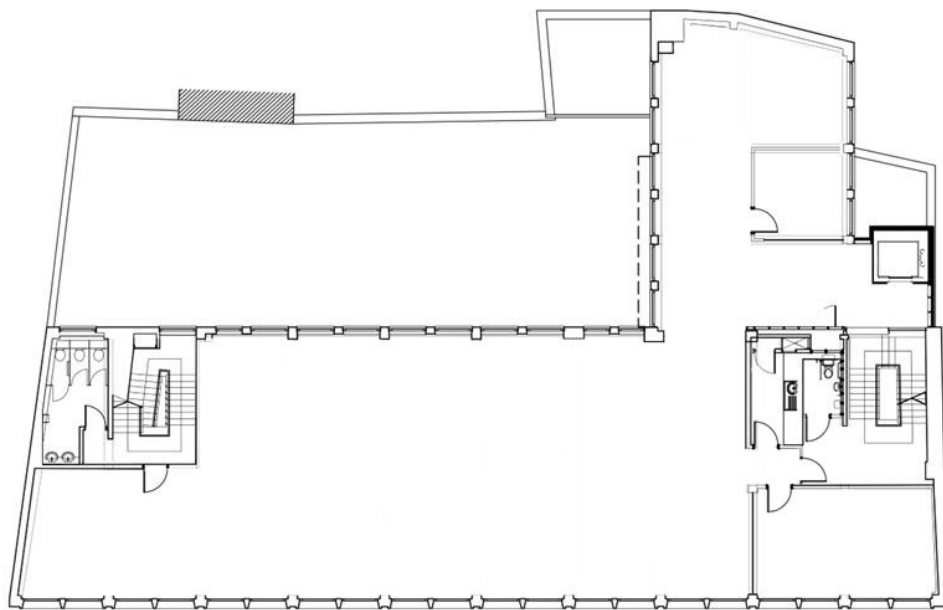
#### Description:

The offices are located on the first and second floors of an imposing, landmark 1960's building which was comprehensively renovated in 2008.

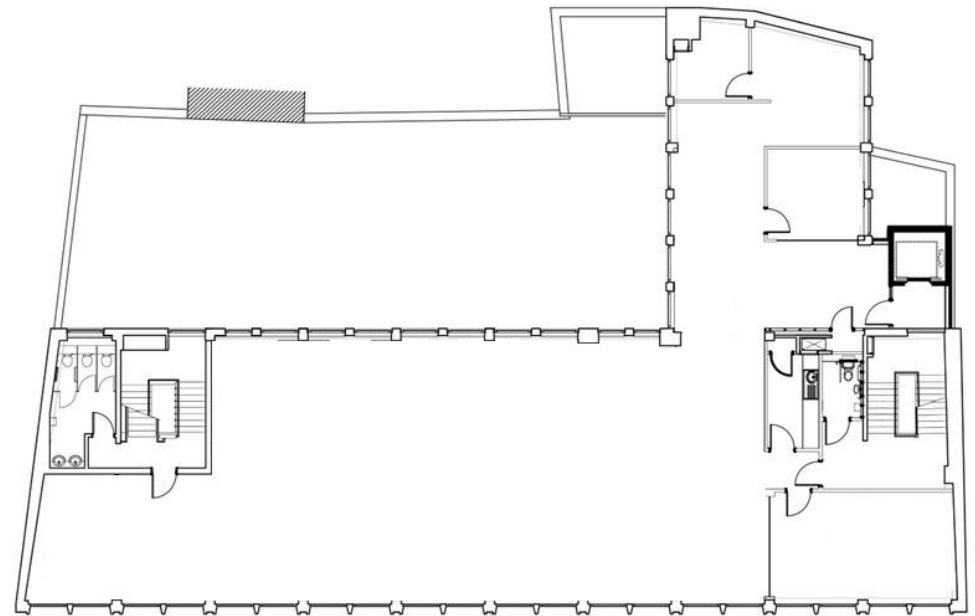
The accommodation is arranged over two floors with lift and stair access from the modern reception (2008) located in the rear courtyard.

The offices benefit from excellent natural light with generous sized windows which provide an open aspect to the front with views out to St Mary's church opposite.

Internally, the offices provide a regular shaped, open plan layout which is rare in the historic town centre where many of the town's commercial buildings are listed.



First Floor



Second Floor

## 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 (m <sup>2</sup> )
Ground Floor	Reception Area and Storage (Shared)	858	79.71
First Floor	<b>Offices</b>	4,455	413.03
First Floor	Kitchenette		
First Floor	Toilets		
Second Floor	<b>Offices</b>	4,446	413.03
Second Floor	Kitchenette		
	Toilets		
Outside	3 dedicated parking spaces		
<b>Total</b>		<b>8,901 sq ft</b>	<b>826.06 m<sup>2</sup></b>



50 metres  
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**References:**

The successful applicant will typically need to provide satisfactory references/company trading accounts.

**Anti-money Laundering and Identity Verification:**

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

**Fixtures & Fittings:**

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

**Costs:**

Each party to bear their own legal cost incurred in this transaction.

**VAT:**

All prices and any rents mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The landlord has elected to charge VAT on the rent.

**Services:**

All main services are understood to be available, subject to connection charges by the utility companies.

**Service Charge:**

There is a service charge applicable to the building. The service charge year runs from 1st April to 31st March and the total contribution for both floors for the current service charge year is £53,607.58 (£6.00 psf pa approximately). The service charge budget for 2025/2026 is yet to be set.

**EPC**

**B 48**

**Ratable Value**

**£76,000**

**Planning:**

The premises are understood to have an existing use for Class E purposes.

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

**Local Authority:**

Shropshire Council,  
 The Guildhall  
 Frankwell Quay  
 Shrewsbury  
 SY3 8HQ  
 03456 789 000



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