

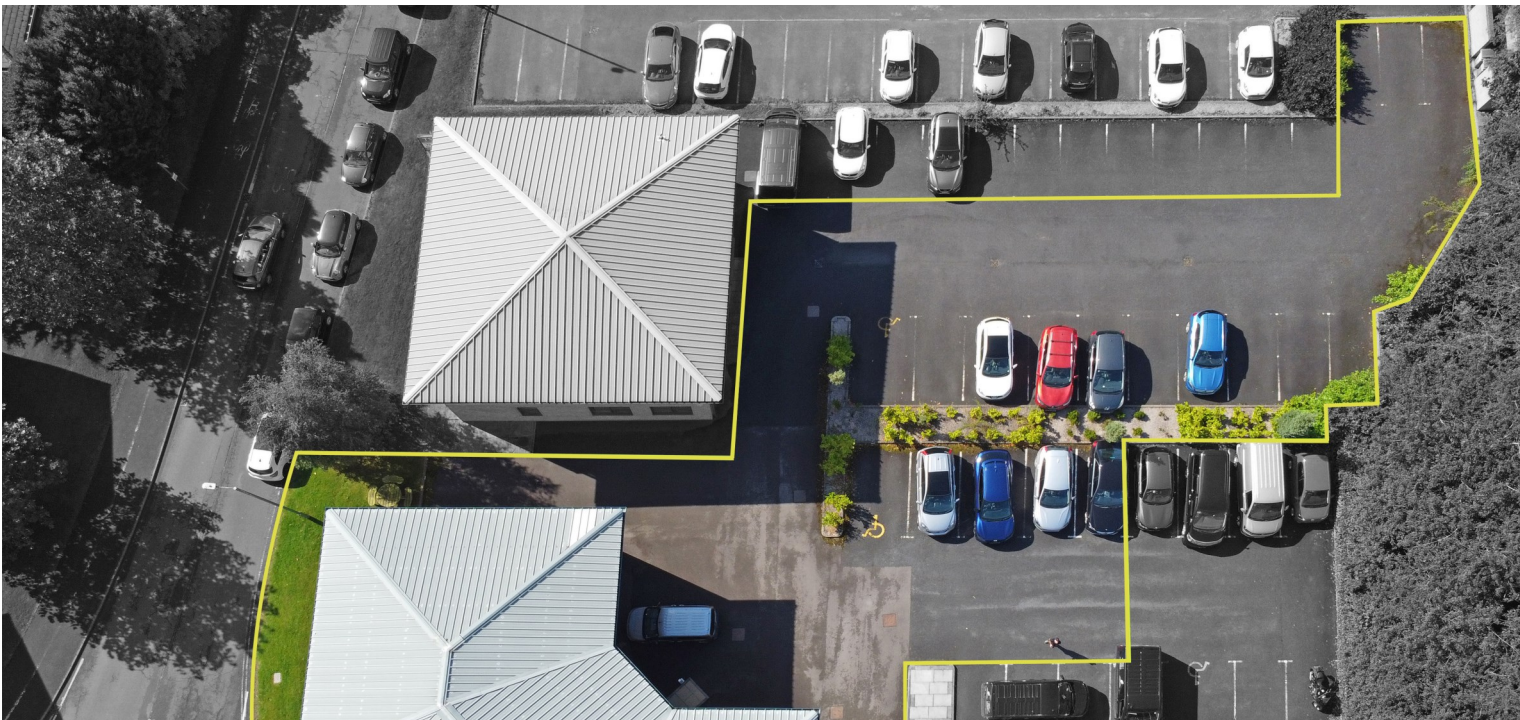
**COOPER
GREEN
POOKS**

TO LET
will subdivide
Suite A (Let)



Spruce Building
Sitka Drive, Shrewsbury Business Park, Shrewsbury, SY2 6LG

£16,170 - £50,200 p.a. exclusive



Summary

- Fully refurbished (including new kitchenettes) office suites to let on a new lease (terms to be agreed).
- From 1,115 sq ft (107.3 m²) to 3,586 sq ft (333.15 m²).
- 15 allocated parking spaces.
- Rent from €16,170 to €50,200 per annum (exclusive).
- Located on Shrewsbury's premier business park.
- Local amenities situated on the Business Park include Co-Op, Greggs, a Childrens Nursery and a Barbers.
- Excellent connectivity to the national road and motorway network (A5(T), A49 and M54)
- Nearby occupiers include Crown Wealth Management, Optical Movement, Stewart Associates and PCB Solicitors.
- The park now benefits from a 'Connect on Demand' bus service.



Ground Floor Left Office



First Floor Left Office



Virtual Tour



External shot from Sitka Drive.



External shot with parking.

Letting Agent:
Cooper Green Pooks
 01743 276 666 (option 3)

Andrew Birtwistle
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James Satoor
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Description:

The property comprises a detached, two-storey, self-contained office building of steel portal frame construction under a low pitched concrete tiled roof with brick clad elevations. The accommodation is arranged in 4 suites off a central core over two floors. Externally, there are a total of 20 car spaces to be divided equally between office suites.

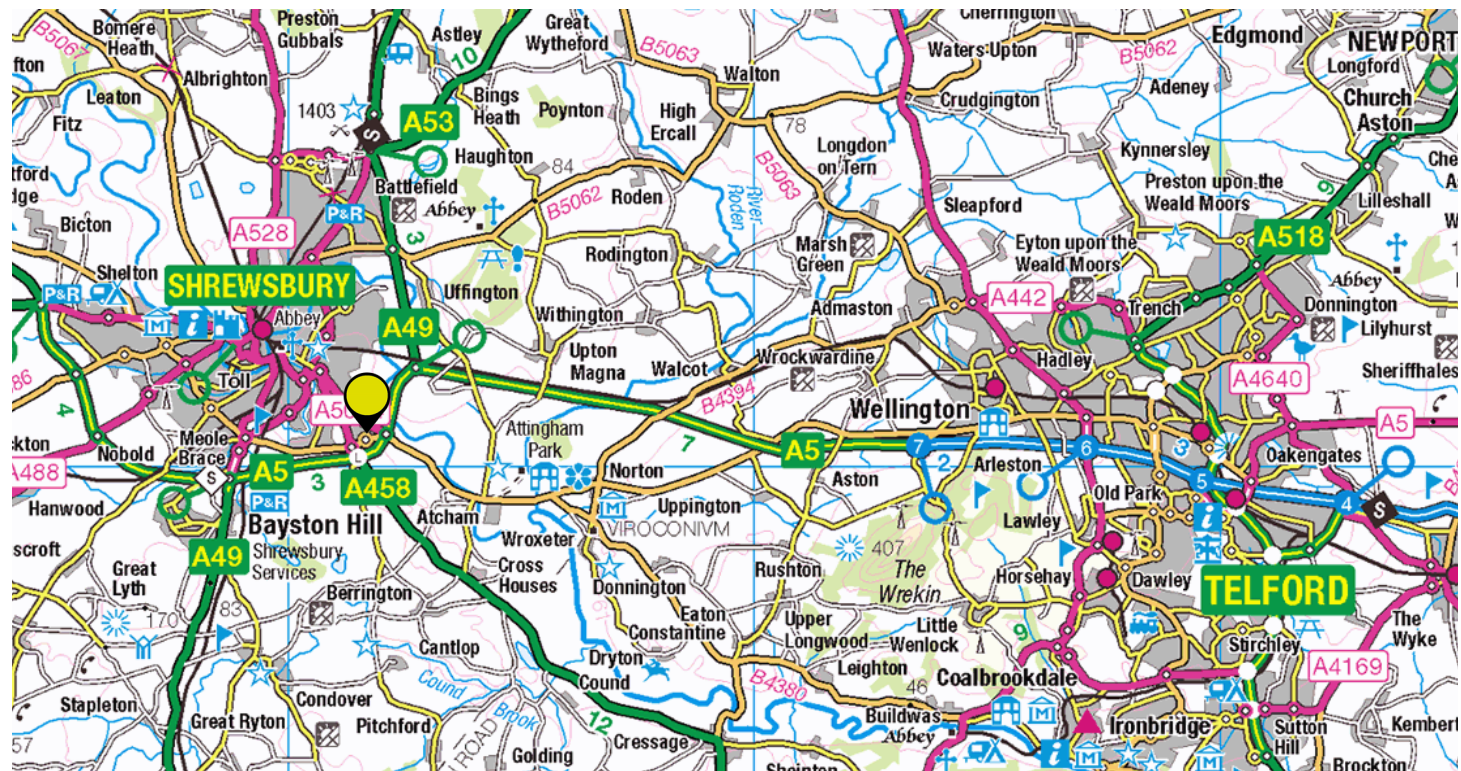
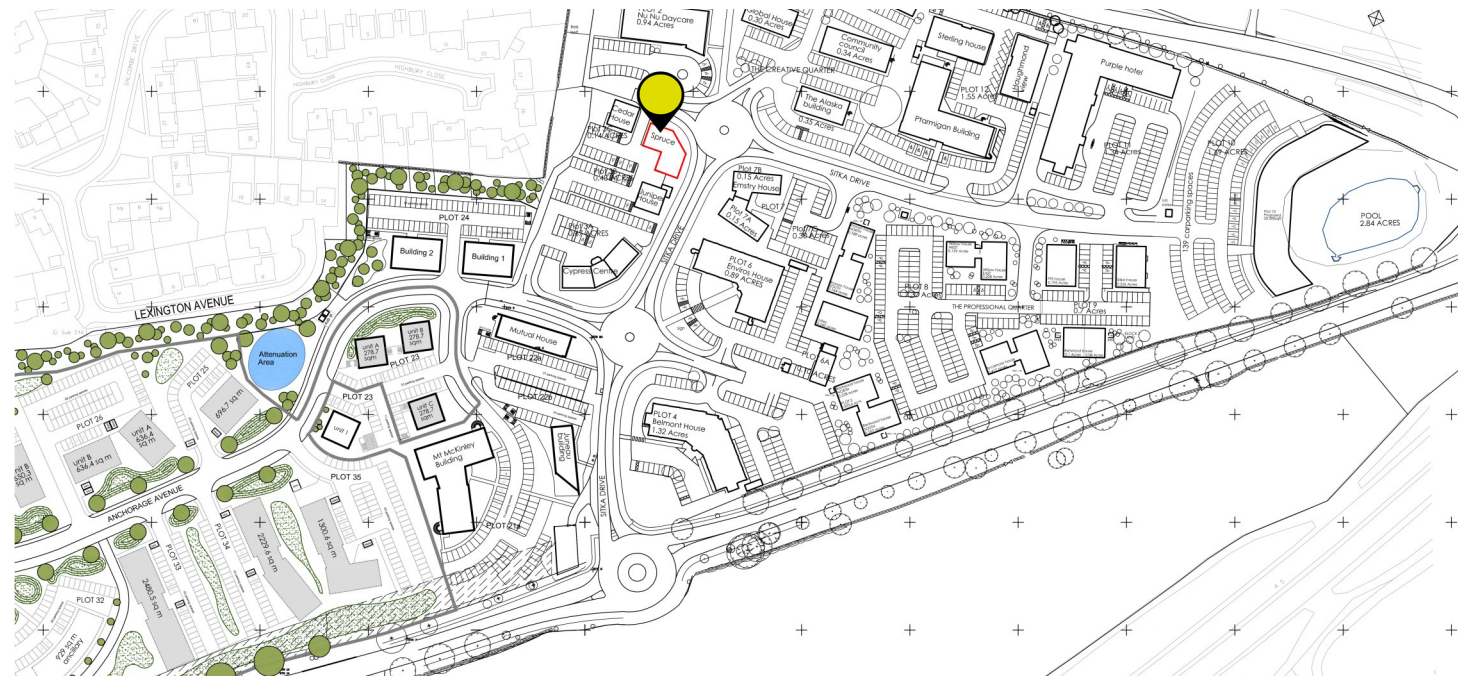
Internally, the offices have been comprehensively refurbished including, repainting, new carpets throughout, new kitchen facilities & appliances and lighting upgraded to full LED. The Landlord will install air conditioning to suit the ingoing Tenant prior to occupation.


Estate Service Charge:

The Estate Service Charge for the building is £669.25 per annum.

Demographic:

As the county town and administrative centre of Shropshire, Shrewsbury has a borough population of roughly 80,000 (according to the 2022 census), a 5% rise since 2020 and a catchment extending towards Mid Wales of roughly 608,000 people.



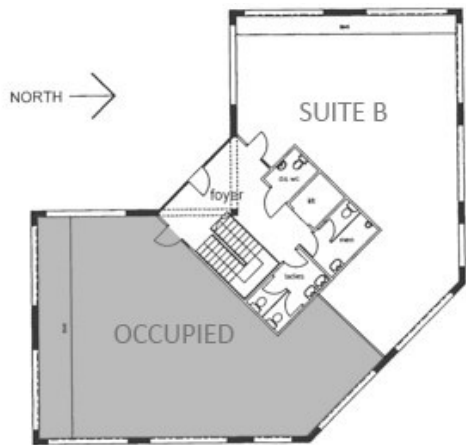
	Manchester 1hr 28 mins	Liverpool 1hr 24 mins	Birmingham 1hr 5 mins
	Manchester 1hr 18 mins	Telford 20 mins	Birmingham 1hr 2 mins
	Chester 46.9 miles	Telford 12.3 miles	Birmingham 45 miles

The Spruce Building, Sitka Drive, Shrewsbury Business Park, Shrewsbury, SY2 6LG

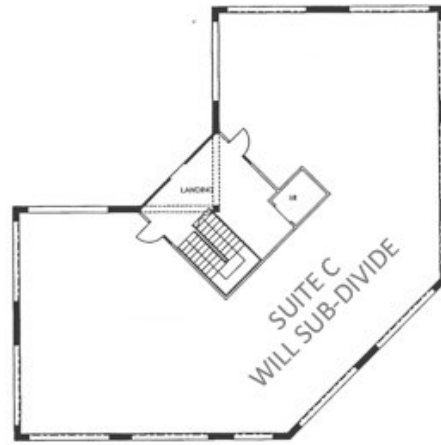
Accommodation

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

Floor	Description	Size (sq ft)	Size (sq m)
Ground Floor	Reception		
Ground Floor	Suite A		LET
Ground Floor	Suite B	1,115	103.6
First Floor	Landing		
First Floor	Suite C	2,431	225.78
Outside	15 parking spaces		
Total		3,586	333.15



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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.

The Spruce Building, Sitka Drive, Shrewsbury Business Park, Shrewsbury, SY2 6LG

Local Authority:

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND.

03456 789 000

Planning:

The premises are understood to have an existing use for offices purposes within Class E of the Town & Country Planning (Use Classes) Order 1987 as amended.

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

Deposit:

A rent deposit may be requested by the landlord.

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:

Both parties to cover their own legal costs.

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:

We understand mains services are supplied to the building.

Ratable Value:

1st April 2023

↗ Suites B, C **£42,250**

Energy Performance Rating:

↗ Suite B **B 26**
Suite C **A 18 / A 20**