

TO LET

TSR

TOWLER SHAW ROBERTS

SELF CONTAINED OFFICE SUITE IN ATTRACTIVE COURTYARD SETTING LOCATED IN A PLEASANT RURAL VILLAGE



The Hayloft
Condover Mews Business Park
Condover
Shrewsbury SY5 7BG

- Self contained office suite extending to 873 sq ft (81.1sq m) comprising main office, private office, kitchen & file store
- Attractive accommodation benefitting from perimeter trunking, carpet tiled floors and exposed timber beams with 4 car parking spaces
- Set in a charming courtyard setting in a pleasant rural village approx. 2 miles from A49 trunk road and 5 miles south of Shrewsbury
- Rent: £6,000 per annum exclusive

Call 01743 243900

www.tsrsurveyors.co.uk

Location

Condover Mews Business Park is situated within the heart of the popular and attractive village of Condover approximately 5 miles south of Shrewsbury Town Centre and 2 miles from the main A49 Trunk road and 3 miles from the A5 By-pass.

The Business Park comprises a number of converted and refurbished outbuildings which have been sympathetically restored to provide various office suites within a courtyard setting.

Description

Condover Mews Business Park provides a mix of office accommodation having been adapted and converted from a range of outbuildings set in a courtyard fashion with ample parking available.

"The Hayloft" provides a ground floor reception foyer with kitchen, file store and WC, with a further entrance point leading to the private office on the first floor via an external staircase. The first floor comprises a main open plan office with internal staircase and a private office/meeting room. In the main the property benefits from carpeted floors, perimeter trunking, fluorescent strip and spot lighting and wall mounted electric heaters with both offices having exposed timber roof trusses.

Accommodation

<u>Ground Floor</u>	SQFT	SQ M
Kitchen	79	7.3
File Store	107	9.9
WC		

<u>First Floor</u>		
Main Office	418	38.8
Private Office	269	24.9

Total 873 81.1

4 car parking spaces

Services (Not Checked or Tested)

We are advised that mains water, electricity and drainage services are connected.

Tenure

The premises are available for Lease on a new Tenant's full repairing and insuring basis for a term of 3 years or multiples thereof, subject to 3 yearly upward only rent reviews.

Rent Price

The premises are offered at a rent of **£6,000** per annum exclusive of normal occupational outgoings, payable quarterly in advance by standing order.



Service Charge

There is a service charge applicable to the management of the Business Park for the maintenance and upkeep of the common areas and facilities. This includes CCTV provision, landscaping, refuse disposal and contribution to a sinking fund and is currently based on £1.50 per sqft per annum.

Business Rates

We are verbally advised by the Local Authority that the property is assessed for Business Rates purposes as follows:

Rateable Value (2010) £6,700
Rates Payable (2010/11) £2,773.80

Planning

We are verbally advised by the Local Authority that the premises have an established office use within Class B1 of the Town & Country Planning (Use Classes) Order 1987. Interested parties are requested to make their own enquiries to the Local Authority regarding their intended use. Tel: 0345 678 9000

Legal Costs

The ingoing Tenant will be expected to pay the Landlords reasonable legal costs in connection with the grant of the Lease.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Viewing

Strictly by prior appointment with the sole Letting Agents Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA Tel: 01743 243900

April 2011

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

Towler Shaw Roberts is a Limited Liability Partnership Registered in England and Wales No OC305924

Misrepresentation Act 1967

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that:

- (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and
- (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."