



Whitehall, Monkmoor Road, Shrewsbury, SY2 5AP

Rent: From £5,750 per annum

To Let

Subject to contract



Offices with Large Floorplates and Parking

Close to Local Amenities, Public Transport and Town Centre

Sizes: From 90.54 sq m (974 sq ft)

Total Size approx.: 2709.48 sq m (29,154 sq ft)

On behalf  of www.telerealtrilium.com/our-properties

DESCRIPTION

Whitehall is a 1960's office building arranged over five floors with a ground floor entrance providing the main access. All floors are served by lifts, kitchen points and Wcs (including disabled). Other occupiers within the building include Department for Work and Pensions and NHS.

SITUATION

Whitehall is located off Monkmoor Road about ½ mile from the town centre and a short distance from Shropshire Council's offices and the main Courts complex at the Column. There is a bus stop outside the office complex, while the railway station is approximately 2 miles distant. Shrewsbury is the county town of Shropshire with a borough population of about 90,000 and a substantial catchment extending into Mid Wales.

ACCOMMODATION

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

Lower Ground Floor

Front Storage: 461.36 sq m (4,966 sq ft) Rent: £10,000 pa
Rear Offices: 292.94 sq m (3,152 sq ft) Rent: £18,950 pa Approx. 9 Parking Spaces

Ground Floor

Main Entrance:
Rear Offices: 604.55 sq m (6,505 sq ft) Rent: £39,000 pa . Approx 18 Parking Spaces

First Floor

Rear Offices: 577.42 sq m (6,213 sq ft) Rent: 37,250 pa Approx. 17 Parking Spaces

Second Floor

Front Office: 443.40 sq m (4,771 sq ft) Rent: £28,500 pa Approx. 13 Parking Spaces
Rear Offices: 596.19 sq m (6,415 sq ft) Rent: £38,500 pa Approx. 18 Parking Spaces

Third Floor

Front Offices: 194.98 sq m (2,098 sq ft) Rent: £9,000 pa Approx. 5 Parking Spaces
Canteen/Kitchens: 165.61 sq m (1,782 sq ft) Rent: £10,000 pa

All offices above can be split with minimum size 90.54 sq m (974 sq ft) Rent: £5,750 pa

TENURE

The premises are to be let on a new lease of 1-5 years. Flexible terms are available and all leases will be outside the Landlord and Tenant Act 1954 on a tenant's internal repairing basis, there is a service charge to cover maintenance of the common parts. Rents are exclusive of VAT, business rates and the cost of utilities.

COSTS

Each party to pay their own legal costs in respect of the letting, together with stamp duty and VAT if applicable.

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating: C (62)

RATING ASSESSMENT

To be re-assessed. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

LOCAL AUTHORITY

Shropshire Council

The Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

0345 678 9000

TOWN PLANNING/USE

The premises are understood to have an existing use as offices. Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

FIXTURES & FITTINGS

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

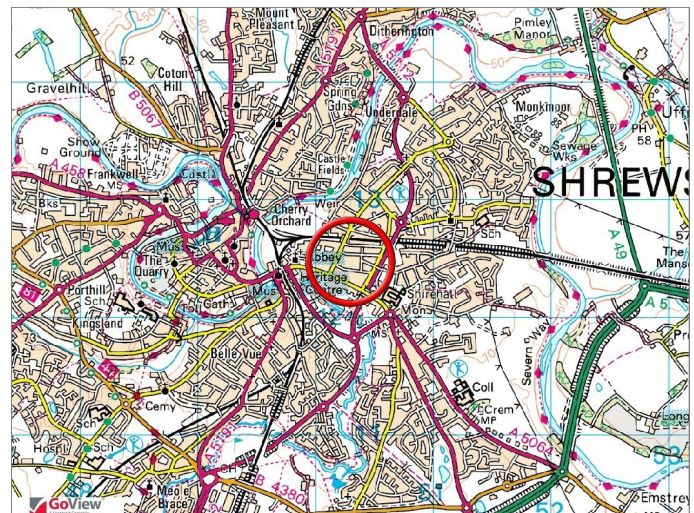
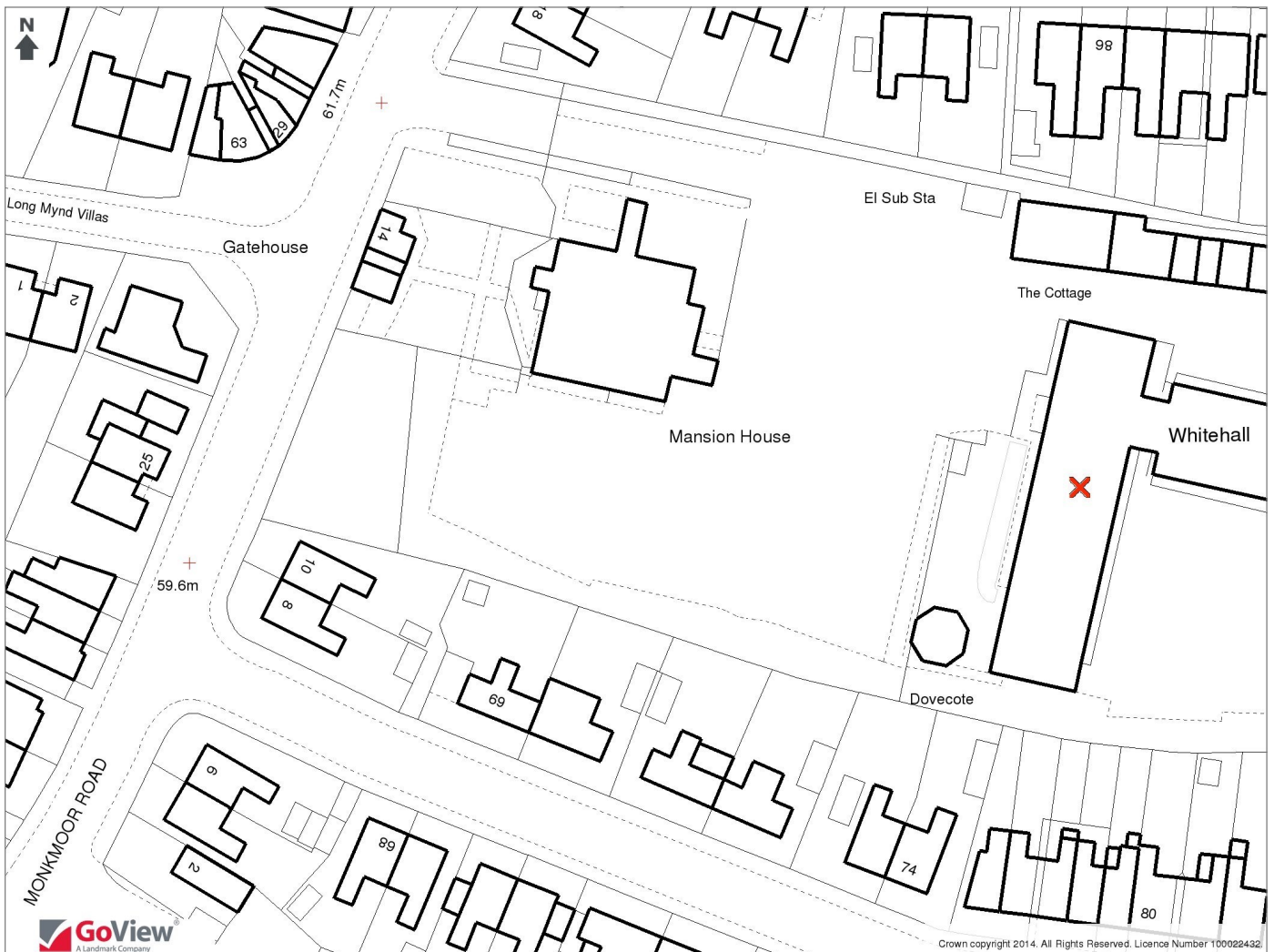
VAT

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of preparation of these particulars the Landlord had elected to charge VAT on the rent.

VIEWING

By arrangement with Cooper Green Pooks – ask for Alessio Dyfnallt ad@cgpooks.co.uk or Lizzy McNally elizabethmcnally@cgpooks.co.uk 01743 276666





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