



Office To Let

Unit 13b | Sansaw Business Park | Hadnall | Shrewsbury | SY4 4AS

BERRYS

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Unit 13b

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Hadnall | Shrewsbury | SY4 4AS

Key Features

- On-site parking
- Excellent Views
- WC & kitchen facilities
- Flexible lease terms
- 161.46 sq ft / 15 sq m
- Rent inclusive of Wi-Fi (100MB upload and download)

Description

The property offers a converted stable office building set in a picturesque setting. The unit is situated on the exclusive Sansaw Business Park in Hadnall, a short commute from Shrewsbury Town Centre. The Business Park is situated in an idyllic rural location with far fetching views with a contemporary finish to each unit.

Location

The property is located just outside the village of Hadnall, which provides access to Shrewsbury (south) and Cheshire (north) via the A49. RAF Shawbury is within close proximity to the East.

Accommodation

The office suite extends to approximately 161.46 sq ft / 15 sq m.

Terms

The property is available on flexible lease terms to be agreed by negotiation (subject to contract).



VAT

All figures are quoted exclusive of VAT.

Business Rates

Interested parties should rely on their own investigations through the local authority. Shropshire Council Tel: 0345 678 900.

Service Charge

There will be a separate service charge towards the maintenance and repairs including grounds maintenance.

Deposit

A deposit equivalent to 3 months rent is required.

EPC

The property has an EPC rating of E.

Services

We understand that the property benefits from mains water, electricity, and sewage. The tenant will be responsible for the utilities.

Legal Costs

Each party to be responsible for their own legal costs.

Local Authority

Shropshire County Council

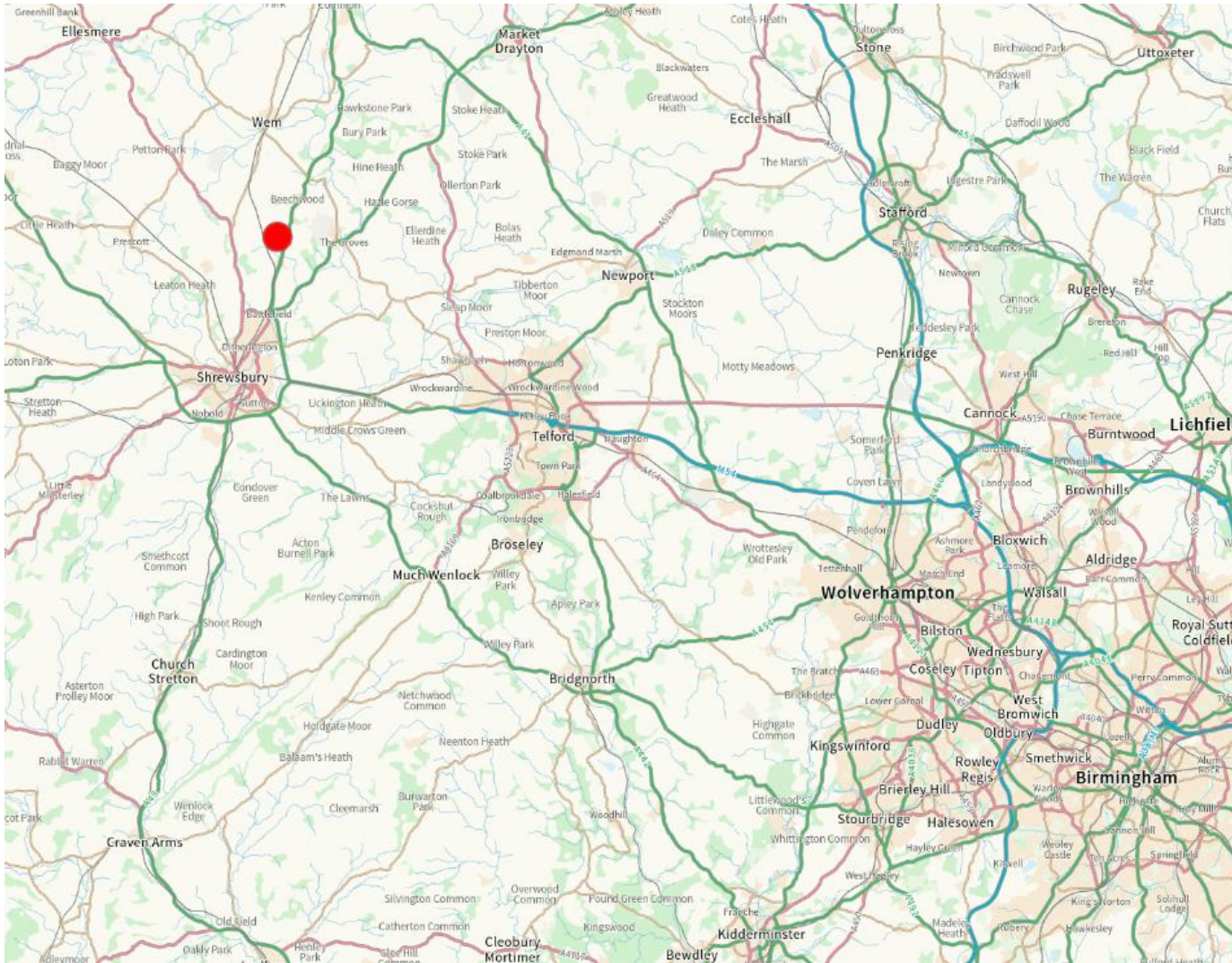
Viewings

By appointment through Berrys. Please contact the agents listed below to arrange an appointment.

Planning

Interested parties are advised to make their own enquiries to the Local Authority.





Directions

- Shrewsbury – 6.8 miles
- Whitchurch – 15.2 miles
- Oswestry – 17.7 miles
- Telford – 18.7 miles
- Wrexham – 23.6 miles
- Chester – 36.3 miles
- Birmingham – 50 miles

Important Notice

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
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5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

To book a viewing, please contact:

Ollie Trumper

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