



## Suite C Global House, Sitka Drive, Shrewsbury Business Park, Shrewsbury, SY2 6LG

Modern first floor open plan office suite with designated parking forming part of Shrewsbury Business Park

### Summary

|                       |                           |
|-----------------------|---------------------------|
| <b>Tenure</b>         | To Let                    |
| <b>Available Size</b> | 1,300 sq ft / 120.77 sq m |
| <b>Rent</b>           | £14,300 per annum         |
| <b>Rates Payable</b>  | £2,944.10 per annum       |
| <b>Rateable Value</b> | £5,900                    |
| <b>EPC Rating</b>     | Upon enquiry              |

### Key Points

- Modern first floor office suite
- First floor suite of two offices
- 6 Designated car parking spaces
- Forming part of Shrewsbury Business Park
- Total Net Internal Area 1,300 ft sq (120.76 m sq)

# Suite C Global House, Sitka Drive, Shrewsbury Business Park, Shrewsbury, SY2 6LG

## DESCRIPTION

The property provides a high quality first floor office suite that provides a Total Net Internal Floor Area of 1,300 ft sq (120.76 m sq) forming part of a prominently situated modern three storey office building. The office suite is arranged to provide a variety of internal offices that subject to the agreement of terms can be adapted to meet specific occupiers requirements. The offices have shared use of toilets and a staffroom. The offices benefit from 6 designated car parking spaces within the communal car parking area serving the office building as a whole.

The offices benefit from air conditioning and there own tea station. An inspection of the offices is strongly recommended in order to appreciate the potential of the offices.

## LOCATION

Global House is located in the Creative Quarter of Shrewsbury Business Park, now established as the premier office location in the county. Other nearby occupiers include solicitors, land agents, environmental consultants and a range of other office users.

The Business Park's amenities include on-site management with CCTV, a children's day nursery and a hotel/restaurant. There is a bus service to and from Shrewsbury town centre at 15 minute intervals during the working day.

The Park is adjacent to the A5 trunk road, leading to the M54. Shrewsbury town centre is about 2 miles distant; Telford 12 miles.

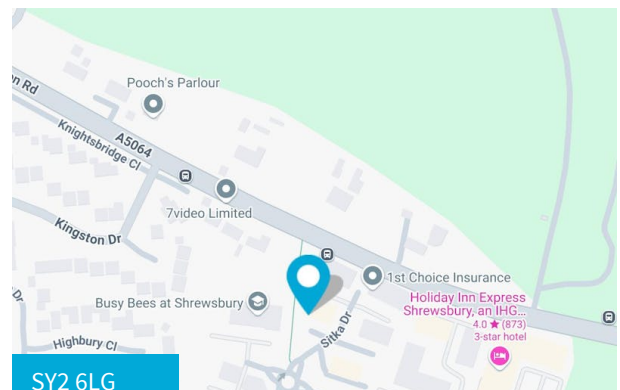
## SERVICES

(Not tested on inspection)

Mains electric, water and drainage are connected to the property.

## TENURE

The property is available to let on a new lease on Tenants Full Repairing and Insuring Terms for a length of term by negotiation. Further details available from the letting agents upon request.



## Viewing & Further Information JAMES EVANS

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