



Alliance Court, Ludlow Eco Park, Shropshire SY8 1ES

G HERBERT
BANKS

EST. 1898

Alliance Court, Ludlow Eco Park, Shropshire SY8 1ES

Prominently located high specification
Office to Let

- Sustainable Accommodation with BREEAM rating Excellent
- Two Self-Contained Offices built in 2007
- Allocated Parking, plus adjacent Park & Ride
- Excellent road link to A49 Bypass
- 8 Person lift to First Floor
- The accommodation is available as individual suites or as a whole.

Tenbury Wells 9 ½ * Leominster 11 * Hereford 23
Shrewsbury 29 ½ * Worcester 31 ½
Approximate Distance in Miles

Situation

The premises are located within the Business Quarter of Ludlow Eco Park. This area of Ludlow is the premier commercial location, with other nearby occupiers including Travelodge, The Co-Operative Food Store, Toolstation, Travis Perkins, Lanyon Bowdler Solicitors, Newlands Veterinary Practice, Capita Medical Reporting, Land Rover and National Grid.

Ludlow Town is approximately 1 mile distant, providing the Town's historic and cultural centre. The A49 connects Shrewsbury to the north and Hereford to the south. The Town is connected to the national railway network. This thriving historic market town is the administrative centre for South Shropshire and is a popular tourist destination. It is situated on the edge of the Shropshire Hills Area of Outstanding Natural Beauty.

Description

Block B Alliance Court was constructed in 2007 along with the adjacent smaller office block. Large atrium Entrance Hall with main stairways off, raised floors, gas fired central heating and individual comfort cooling cassettes, an 8 person passenger lift and male/female and disabled toilets on each floor. (shower to ground floor). Both floors have a good mix of open plan and private offices. The premises as a whole benefits from 48 allocated parking spaces (which will have to be split if subdivided) and external bin store. Also being adjacent to the Ludlow Park & Ride Scheme, there are regular bus services into Ludlow Town Centre.

Accommodation and Rental price

Ground floor 580m² (6,243sqft)
First floor 556m² (5,986sqft)

Total = 1136 m² (12,230 ft²) NIA

GENERAL INFORMATION

Rental

Ground floor £70,000 per annum
First floor £60,000 per annum

Tenure

The premises are both available with vacant possession on a full repairing and insuring lease for a term to be agreed by negotiation.

VAT

We are informed by the Landlord that the premises is subject to VAT.

Service Charge

Current service charge is £0.64/sq.ft

Energy Performance

EPC Rating of C51

Rating Assessment

The rating assessment is £120,000 (this will need to be split on subdividing the premises).

Services

Mains electricity, gas and water.

Local Authority

Shropshire District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Legal Costs

Both parties to be responsible for their own legal fees in respect of this letting.

Money Laundering

The successful purchaser will be required to submit information to comply with money laundering regulations.

References

The successful applicant will need to provide satisfactory references and /or accounts, as appropriate.

Viewing

Via the Agent's Great Witley Office
Tel: 01299 896968. **Contact: Nick Jethwa**
Email: nj@gherbertbanks.co.uk;

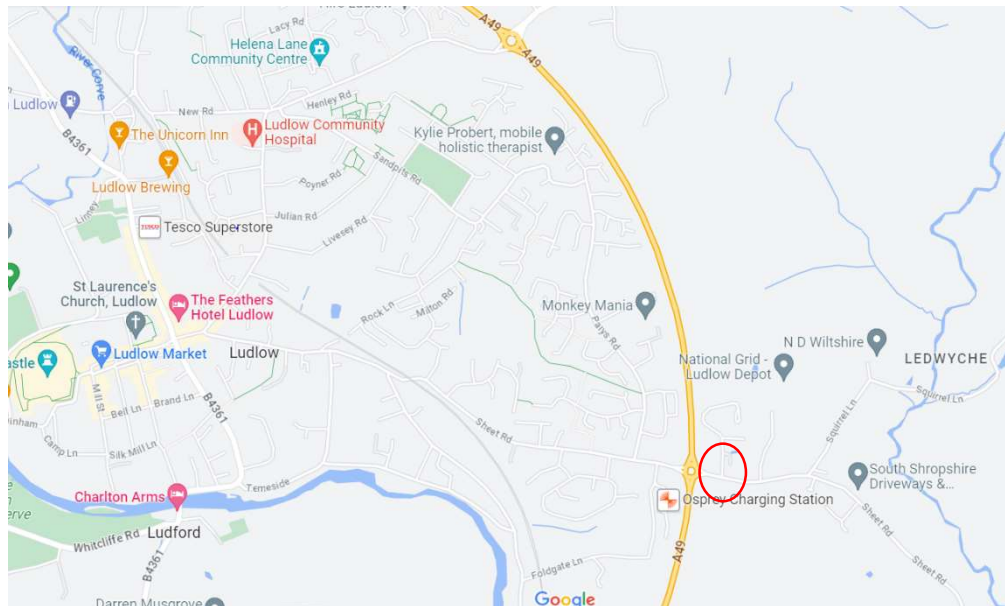
Hurstwood Holdings
Tel: 0161 220 1999 **Contact: Richard Cross**
Email: richard@hurstwoodholdings.com

Directions

What3 words – removed.reserving.chiefs



For Identification Purposes Only



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Great Witley, Worcestershire WR6 6JB



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