



# To Let: Unit 4, New Windsor House

Oxon Business Park | Shrewsbury | SY3 5HJ





### To Let: Modern Ground Floor Office Suite – All-Inclusive Terms at Oxon Business Park

Unit 4, New Windsor House offers a high-quality ground floor office suite extending to an approximate Total Net Internal Floor Space of 648 sq ft (60.19 sq m), available to let on all-inclusive terms (excluding telecommunications costs). This modern workspace provides excellent value, combining convenience, comfort and flexibility in one of Shrewsbury's most sought-after business locations.

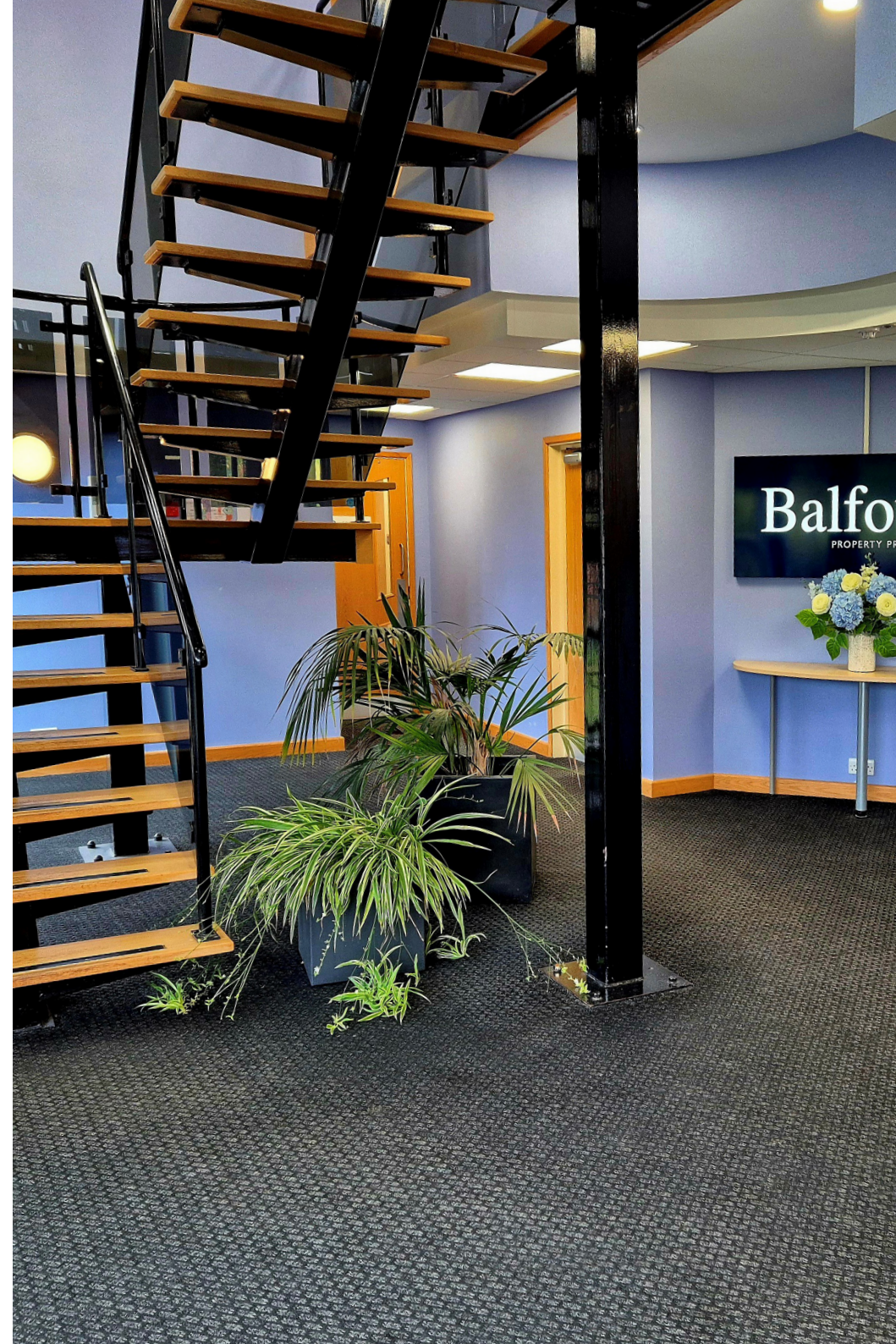
The property benefits from on-site parking, a shared reception, kitchenette and W.C. facilities, along with access to bookable meeting rooms within the building. Offered to let at £15,550 per annum (exclusive), with excellent road links to the A5 and Shrewsbury town centre, Unit 4 is an ideal choice for those seeking an accessible office base.

## Unit 4, New Windsor House

This well-presented ground floor office suite forms part of New Windsor House, a modern and professional business setting on Oxon Business Park, one of Shrewsbury's leading commercial locations.

The office extends to approx. 648 sq ft, offering an open-plan working area with modern finishes throughout. Key features include perimeter trunking, suspended ceilings with integrated LED lighting, gas-fired central heating, and carpeted flooring. A dedicated server and intercom entry system with camera are also included.

Tenants benefit from access to a shared reception area, kitchen, and W.C. facilities, along with use of the building's meeting rooms, which can be reserved on an ad hoc basis.



# Location


Occupying a prominent position at the entrance to Oxon Business Park, the property benefits from excellent accessibility and high visibility. It is situated approximately 1.5 miles west of Shrewsbury town centre and about 1 mile from the A5 bypass, allowing rapid onward connections to Oswestry, Mid Wales, the M54 motorway and ultimately the M6 motorway.

## Key Location Highlights

- Shrewsbury is the historic county town of Shropshire and lies approximately 12 miles from Telford, 45 miles from Birmingham and 45 miles from Chester, making it an attractive hub for regional business operations.
- The A5 and A49 main roads traverse the area and connect to the M54 via Telford, underpinning strong road-based connectivity.
- In 2024, total spending by shoppers in Shrewsbury town centre exceeded £135 million, signalling positive retail performance despite broader economic impacts

This combination of accessible location, strong regional economy and established business park infrastructure positions the property as a highly effective base for a wide range of occupiers.

In summary, the site's excellent road connectivity, proximity to Shrewsbury's business and commercial amenities, and positive regional economic indicators make this a strategically sound choice for businesses seeking a professional, well-connected location with first-class facilities.

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# Accommodation

## UNIT 4

TOTAL NET INTERNAL FLOOR AREA OF APPROXIMATELY  
**648 SQ FT** (60.20 SQ M)

## OUTSIDE

SHARED CAR PARKING SPACES

*(ALL MEASUREMENTS ARE APPROXIMATE)*



# Key Details

## Rateable Value

Not applicable

## Rent

**£15,550** per annum (fifteen thousand, five hundred and fifty pounds) paid quarterly in advance. All inclusive rent, with exception of telecommunication costs.

## VAT


The property is understood to be elected for VAT.

## EPC

Rating: C- 53

## Local Authority

Shropshire Council  
The Guildhall, Frankwell Quay  
Shrewsbury, SY3 8HQ

 0345 678 9000

 [SHROPSHIRE COUNCIL WEBSITE](#)

## Services

(Not tested at the time of inspection)

Mains water, gas and electricity are understood to be connected to the property the cost relating to the same is included in rent payment.

## Planning

Prospective purchasers should rely on their own enquiries we understand that the property benefits from planning consent for Use Class E of the Town and Use Classes Order 1987.

## Legal Costs

The incoming tenant is to be responsible for the landlords reasonable legal costs in connection with the letting of the property.

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# Halls

Viewing is strictly by prior arrangement with the letting agents.  
For more information or to arrange a viewing please contact:

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#### Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

