



HIGH QUALITY GROUND FLOOR OFFICE SUITES IN BATTLEFIELD SHREWSBURY
DUNBAR HOUSE, KNIGHTS COURT, ARCHERS WAY, BATTLEFIELD ENTERPRISE
PARK, SHREWSBURY, SHROPSHIRE, SY1 3GA

- Total Net Internal Areas range from 224 sq ft (20.81 m sq) to 376 sq ft (34.9 m sq)
- Air conditioning and a generous provision of car parking
- Approximately 1.5 miles from the town centre of Shrewsbury
- In close proximity to the national road network
- All inclusive rent

RENT: From 5,525 to £9,475 (Exclusive)(All Inclusive Rent)

LOCATION

The property forms part of the prominent high quality office development known as Knights Court, which is located at the junction of Archers Way and Knights Way in Battlefield Enterprise Park. Battlefield Enterprise Park is located approximately 1.5 miles from the Town Centre of Shrewsbury and located in close proximity to the A5(M54) Link road that provides easy access to the national road network.

Shrewsbury is the County Town of Shropshire and is an established administrative and tourist centre where all local amenities are available.

DESCRIPTION

The offices are located on the ground floor of the property forming part of a modern office building. The accommodation is open plan and benefits from a shared WC and kitchen facilities.

The offices benefit from air conditioning and a generous provision of car parking in the large car park that serves the office development as a whole. The offices provide a Total Net Internal Floor Area ranging from 224 sq ft (20.81 m sq) to 376 sq ft (34.9 m sq).

ACCOMMODATION

(All measurements are approximate only)

	SQ FT	SQ M
Office 4	376	34.9
Office 7	224	20.81

RATEABLE VALUE

To be confirmed by the letting agents.

Tenants may benefit from Small Business Rates Relief.

EPC

Energy Rating: C (68)

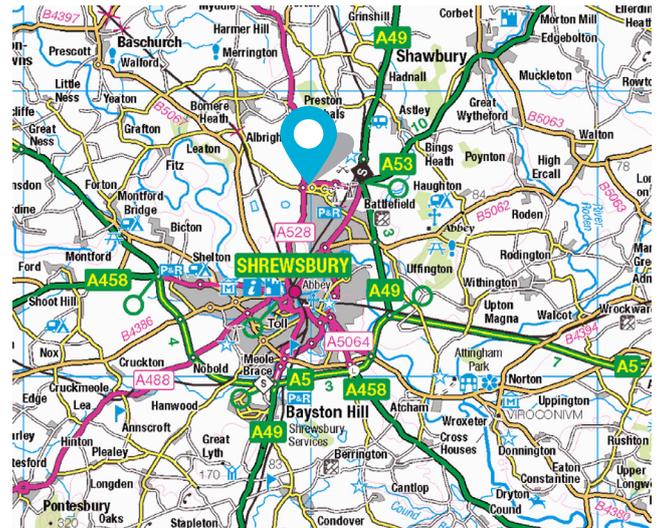
TENURE

The offices are offered to let on a new lease for a length of term by negotiation on a Tenants Full Repairing and Insuring Lease (subject to service charges) by way of all inclusive rents.

(Details relating to the service charge are available from the letting agents upon request).

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal costs incurred in respect of the granting of the lease.



SERVICES

(Not tested at the time of our inspection.)

We understand that mains water, electricity and drainage are connected to the property.

PLANNING

The property is understood to benefit from planning consent for User Class E of the Town and Country Use Classes Order 1987.

(The premises may lend themselves to alternative uses subject to the receipt of appropriate statutory consents.)



OFFICE 4



OFFICE 4

TO LET

GROUND FLOOR OFFICES



OFFICE 4



OFFICE 7



OFFICE 7

RENT (ALL INCLUSIVE)

Office 4 £9,475 per annum (Exclusive)

Office 7 £5,525 per annum (Exclusive)

VAT

Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction.

The rent is understood to be subject to VAT.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND

Telephone: 0345 678 9000

VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing, please contact:

James Evans
07792 222 028
E: james.evans@hallsgb.com

Ellie Studley
07795 486 267
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Commercial Department
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IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

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