



Welsh Bridge, Shrewsbury, SY3 8LH

£56,539 p.a. (exclusive)



Ground Floor Offices



First Floor Offices

Welsh Bridge, Shrewsbury, SY3 8LH

Summary

- Self contained wing of offices available in Shrewsbury's most iconic and prominent office building.
- Net Internal Area 3,906 sq ft (362.88 m²).
- The offices are available at £56,539 per annum (exclusive).
- The offices have just been comprehensively refurbished to provide open floor space, new carpets and redecoration throughout and LED lighting.
- The offices benefit from multiple air conditioning units on each floor.
- Excellent natural light with South and East facing double glazed windows.
- Two on site secure parking spaces. Two further parking spaces available nearby.
- Short walk to Shrewsbury's Railway and Bus Stations.
- Numerous public car parks within walking distance.
- Nearby occupiers Morris & Co Limited, Hatchers Solicitors, AHR Architects, Theatre Severn, University Centre Shrewsbury and Shrewsbury Colleges Group. An extensive variety of facilities are adjacent including independent and national restaurants and bars.

For further information, contact:

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Second Floor Offices



Ground Floor Reception

Welsh Bridge, Shrewsbury, SY3 8LH

Description:

This is a unique opportunity to secure office premises within one of Shrewsbury's most recognisable office buildings.

The offices comprise three floors of a three storey extension to the original Welsh Bridge building constructed to house Morris Care. The Morris Care business was sold in 2023 and the offices have become surplus to requirements.

The offices will have their own dedicated entrance directly off Lower Claremont Bank via an imposing double doorway into an internal lobby, with original doors from the HMHS Britannic—sister ship to the Titanic.

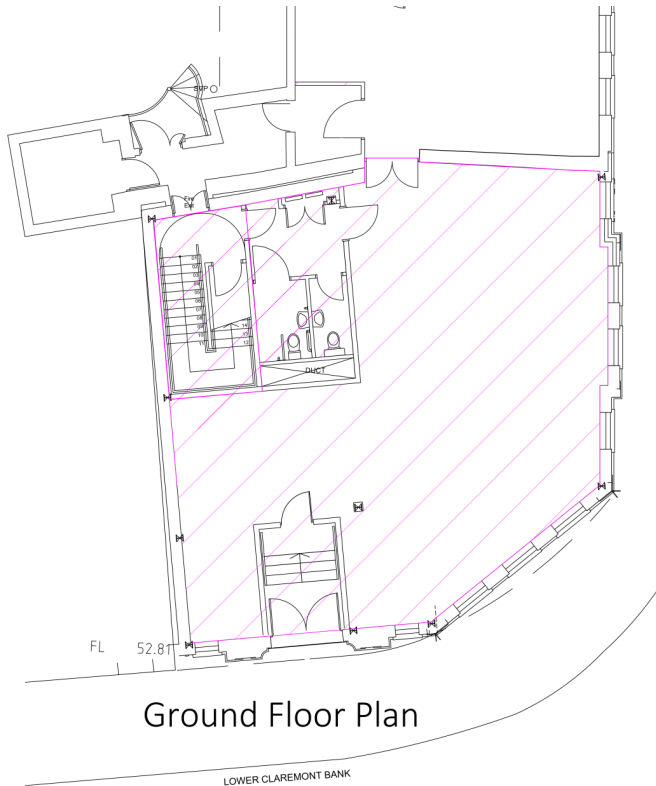
Internally, the offices comprise suspended ceilings, new LED lighting, redecorated plaster and painted walls, raised floors with underfloor trunking and new carpet throughout.

The incoming tenant will be able to erect their own corporate signage on the Lower Claremont Bank elevation within a defined signage 'zone'. Two car spaces will be made available on separate license within the secure and gated rear courtyard. A further two car spaces will be made available on separate license nearby.

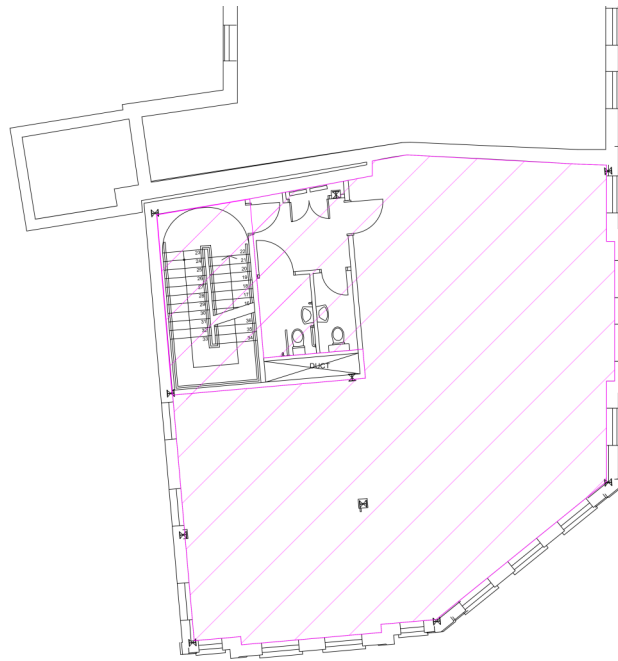
Location:

Shrewsbury is the county town and administrative centre of Shropshire with a population of 80,000 approximately with a catchment extending into Wales. Shrewsbury enjoys excellent road links to the North and South of Wales via the A49 and Telford and Birmingham via the A5 and M54.

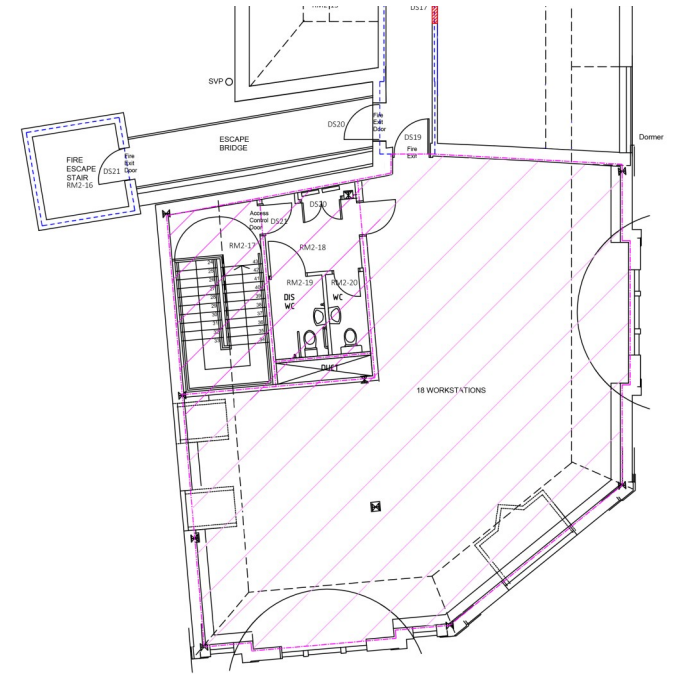
	Manchester 1hr 30 mins	Liverpool 1hr 22mins	Birmingham 1hr 13mins
	Manchester 1hr 18mins	Telford 20 mins	Birmingham 1hr 2mins
	Chester 43 miles	Telford 14.8 miles	Birmingham 47.6 miles



Ground Floor Plan



First Floor Plan



Second Floor Plan

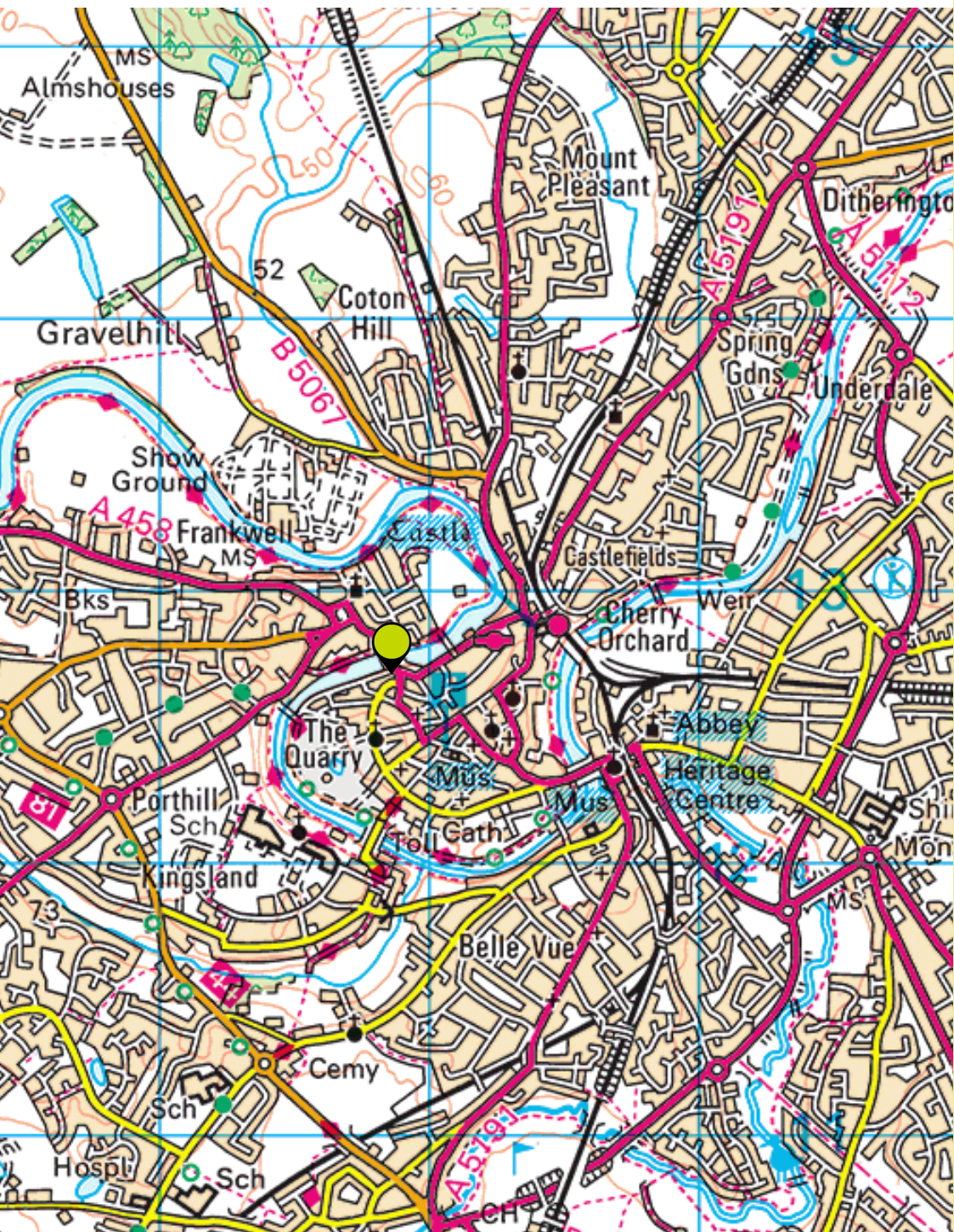
Accommodation

*(Measured in accordance with the RICS Code Of Measuring Practice.
All measurements are approximate and are on a net internal floor area basis).*

Virtual Tour



Floor	Description	Size (sq ft)	Size (m ²)
Ground Floor	Entrance Hall		
Ground Floor	Accessible Toilets		
Ground Floor	Offices	1,212	112.67
First Floor	Offices	1,491	138.48
First Floor	Toilets		
Second Floor	Office	1202.65	111.73
Second Floor	Toilets		
Total		3,906 sq ft	362.88 m²



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Local Authority:

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND.
03456 789 000

Planning:

The premises are understood to have an existing use for Class E purposes.

Prospective tenants should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use.

Ratable Value:

To be Assessed

1st April 2023

Energy Performance Rating:

B 30

Deposit:

A deposit of 3-6 month's rent will be required.

References:

The successful applicant will typically need to provide satisfactory references/ company trading accounts.

Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Fixtures & Fittings:

All items usually classed as tenants' fixtures and fittings, and not mentioned in these details are excluded from the letting.

Costs:

Each party to bear their own legal cost incurred in this transaction.

VAT:

All prices and any rents mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The landlord has elected to charge VAT on the rent.

Services:

Water, electricity and sewerage connected to the property. There is gas to the building but not currently within the subject demise.

Service Charge:

A service charge will be levied for the cost of common services.



IMPORTANT NOTICE: Cooper Green Pools for themselves and for the lessors or vendors of this property whose agents they give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pools has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.

