



TO LET - OFFICE

**OFFICE SUITES, DUNBAR HOUSE, KNIGHTS COURT, ARCHERS WAY,
SHREWSBURY, SY1 3GA**



RENT

■ £5,525 - £9,475 per annum All Inclusive Rent

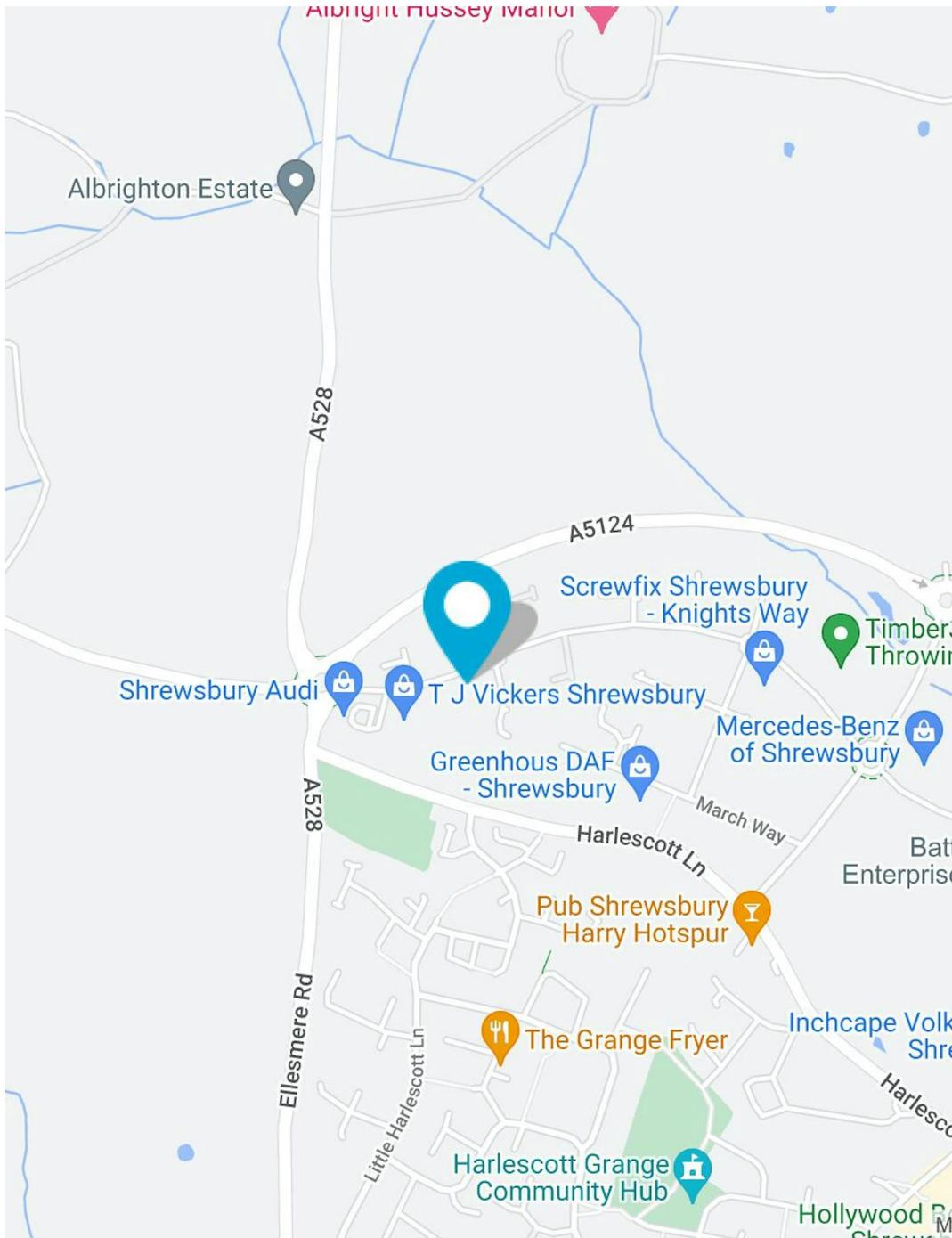
KEY POINTS

- All inclusive rent
- Modern ground floor offices
- Air conditioning
- Generous provision of car parking
- Total Net Internal Area ranges from 224 to 376 sq ft
- Approximately 1.5 miles from the town centre of Shrewsbury
- In close proximity to the national road network



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01743 450 700



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.

ACCOMMODATION

FLOOR/UNIT	DESCRIPTION	SQ FT	SQ M	AVAILABILITY
Ground	Office 4	376	34.93	Available
Ground	Office 6	227	21.09	Let
Ground	Office 7	224	20.81	Let
Total		827	76.83	

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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).

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.)

SERVICES

(Not tested at the time of our inspection.) We understand that mains water, electricity and drainage are connected to the property.

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VAT

On Application

RATES

On Application

LEGAL COSTS

Ingoing tenant is liable for both parties legal costs

EPC

C (68)

CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

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