

FOR SALE

Halls¹⁸⁴⁵

COMMERCIAL

OFFICES

Condover Mews Office Park, Condover, Shrewsbury,
Shropshire SY5 7BG



- Range of Attractive Offices/ Business Park Units
- Forming Part of an Imaginative Office Park of Considerable Character
- Accommodation Ranging From 36.68 sq m (383 sq ft)
- Rent free incentives available

Guide Price £49,500-£165,000 (exclusive)



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Location

Condover Mews is an imaginative development involving the adaptation and conversion of a range of former outbuildings to the adjoining historic Condover Hall and comprises a small courtyard-style Office Park of individuality and character comprising various self-contained units with allocated car parking.

The Office Park is conveniently situated close to the centre of the attractive village of Condover about 5 miles south of Shrewsbury. The A49 (Shrewsbury to Hereford) Trunk Road is approximately 2 miles distant giving easy access to the main A5 Shrewsbury Bypass linking to the A54 and National Motorway Network.

Description

The Granary has been subdivided into 2 offices. The front section of the Granary comprises a single storey office building providing a total net internal floor area of approximately 642 sq ft (59.65 sq m) and the rear section of the Granary comprises a single storey office building providing a total net internal floor area of approximately 733 sq ft (68.10 sq m) with 2 separate first floor areas of approximately 382 sq ft (35.48 sq m). The front and rear sections could be converted back into one unit if required. The Offices benefit from designated car parking on site.

The Forge comprises of an office measuring approximately 383 sq ft (35.58 sq m) with WC.

Accommodation

Front section of The Granary

Granary Office 1 108 sq ft (10.02 sq m)

Granary Office 2 414 sq ft (38.45 sq m)

Toilet

Staff Room 120 sq ft (11.17 sq m)

Rear section of The Granary

Granary Office 733 sq ft (68.10 sq m)

First Floor

Section 1 178 sq ft (16.57 sq m)

Section 2 204 sq ft (19.96 sq m)

The Forge

Office 383 sq ft (35.58 sq m)

All of the premises benefit from designated car parking.

Rateable Value 2015/16

Granary Front £5,300

Granary Rear £7,300

Forge £3,650

Note: due to current government policy the Granary Front and the Forge will not have any rates liability. We cannot guarantee this policy will continue indefinitely.

Services

It is understood that mains water, electricity and drainage are connected to the properties. The Granary benefits from a gas central heating system.

Local Authority

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

Legal costs

Each party is to be responsible for their own legal costs incurred in connection with the selling of the property.

Service Charge

There is a small charge associated with the upkeep of the common areas.

Energy performance rating

The property is rated as F.

Guide Price

The Forge £49,500

The Granary (to include court yard) £165,000

Viewing

Strictly by prior appointment through the sole selling agents. Contact:

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Shrewsbury / West Midlands / Worcester