



Offices To Let

Communications House
Harlescott Lane
Shrewsbury
SY1 3AQ

Suites from
6,800 sq ft



08449 02 03 04
gva.co.uk/1596

An **APLEONA** company

Location

Communications House is located on Harlescott Lane (A5124) in a predominantly commercial area providing a number of motor dealerships, a Tesco superstore and a small presence for some of the major banks. Within a 2 minute drive, Battlefield Enterprise Park is situated, providing offices and industrial premises.

The historic town centre of Shrewsbury is 4 miles away from the subject property offering an established retail centre.

Description

Communications House is an office building offering space over ground, first and second floors having been constructed in the late 1960's/early 1970's.

The building, as well as being partly occupied by BT, also shares the site with a BT telephone exchange and BT fleet unit. On site car parking is available.

Specification

The property benefits from the following specification:

- Fully accessible raised floors.
- Partial comfort cooling.
- Suspended ceiling with integral Category II lighting.
- Male and female WC's.
- Single glazing.
- Canteen on the ground floor.
- Storage.

Tenure

Flexible lease terms are available.

Quoting Rent

£4.00/sq ft.

EPC

EPC Band E (118).

Measurements

The net internal floor areas of the building are as follows:

Floor	Area (sq m)	Area (sq ft)
Ground Floor	4,358	46,914
First Floor	1,931	20,785
Second Floor	639	6,875
Total	6,928	74,574



For further information please contact:

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