

## Lakeside House, Holsworth Park, Oxon Business Park Shrewsbury, Shropshire SY3 5HJ

lot 78

Vacant Possession

### Modern Office Building with Potential

- Prominent position within established Oxon Business Park
- Approximately 622.84 sq m (6702 sq ft) of office space
- Nearby occupiers include Severn Trent Water, Balfours Land Agents and Hermes Datacoms
- On-site parking for approximately 22 cars



On  
behalf of **Helix**  
Property Advisors

### Location

**Miles:** 2 miles west of Shrewsbury  
19.5 miles from Telford  
51 miles from Birmingham  
**Roads:** A458 and A5  
**Rail:** Shrewsbury Rail Station  
**Air:** Birmingham International Airport

### Situation

The property is prominently situated on the eastern side of Clayton Way, just off Welshpool Road (A458), within the well established Oxon Business Park. The property benefits from strong road links providing fast access to Wolverhampton and Birmingham. Other occupiers in the area include Severn Trent Water, West Mercier Supplies, Hermes Datacoms and Balfour Land Agents.

### Description

The property comprises a recently refurbished two storey office building which can be arranged as a whole or as four individual suites. The property also benefits from a passenger lift and parking for 22 cars.

### Tenure

Virtual Freehold. Held from Shropshire Council for 999 years from 31/12/1993 until 30/12/2992 at a rent of £1.00 per annum. The virtual freehold title also includes the adjacent New Mayfield House which is let to Moorhen Properties Limited on a 985 year lease from 31st August 2007 at a rent of £1 p.a.

### VAT

VAT is applicable to this lot.

### Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts. Tel: +44 (0)20 7034 4863.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Offices	311.04 sq m	(3,348 sq ft)	<b>VACANT POSSESSION</b>
First	Offices	311.04 sq m	(3,348 sq ft)	
<b>Totals</b>		<b>622.08 sq m</b>	<b>(6,696 sq ft)</b>	

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details

### Seller's Solicitors:

**Hilmi & Partners LLP**  
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Tel: +44 (0)20 7659 0345.  
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