

**8-9 The Business Quarter, Eco Park Road, Ludlow, SY8 1FD**

To Let. Offers in the region of £24,000 per annum considered.

McCartneys are favoured with instructions to offer this modern detached office building onto the market to let the property offering over 3,000ft<sup>2</sup> of quality office accommodation together with vehicular parking facilities located on Ludlow Business Park close to the park and ride facilities to Ludlow town centre. The centrally heated and double glazed accommodation offers high speed internet and is a must see to appreciate the quality of the accommodation on offer.



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Located on the outskirts of Ludlow which has the reputation for being one of England's finest Market Towns with a population of circa 11,000 and many fine facilities on offer including a variety of restaurants and public houses complimented by interesting and individual local shops.

The property a modern purpose built office which can be split into two offers in excess of 3,000ft<sup>2</sup> well serviced accommodation together with vehicular parking facilities.

### ACCOMMODATION

As per the floor plan below.



### FIXTURES AND FITTINGS

Those fixtures and fittings located within the property may be included in the lease – subject to agreement.

### LEASE DETAILS

**Rent:** £24,000 per annum; £2,000 per calendar month.

**Vat:** Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We understand from the client that VAT will not be levied on the rent however we recommend that the prospective tenants establish the implications before entering into any agreement.

**Term:** By negotiation. To exclude the security of tenure provisions as contained within the 1954 Landlord and Tenant Act.

**Insurance:** The Landlord to insure the premises and recover the annual premium from the tenant on demand.

**Deposit:** By negotiation.

**Repairs:** Internal Repairing and Insuring Lease.

**Costs:** The tenant is responsible for Landlord's professional fees.

**References/ Guarantee:** Prospective tenants may be required to provide references and/or personal guarantees to support their application.

### GENERAL

**Rateable Value:** Not yet registered.

**Asbestos Regulations:** It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of McCartneys and accordingly we recommend you obtain advice from a specialist source.

**Services:** Mains water, gas, electricity and drainage.

**Heating:** Gas fired Central Heating system.

**Note:** The Letting Agents wish to remind prospective tenants that the services, service installations, heating & electrical appliances have NOT been tested.

### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**48** This is how energy efficient the building is.

**Viewing:** By appointment through Letting Agents – McCartneys LLP - 01584 872153

**Details Last Updated:** Monday, 14 September 2020

**Notice:** All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. The normal enquiries carried out by a purchaser's Solicitor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

**Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.**

**MCCARTNEYS LLP REGISTERED OFFICE:** The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA.  
**REGISTERED NO:** OC310186

**Opening Hours:** Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm.