



## Land south of Holyhead Road, Bicton Shrewsbury, Shropshire, SY3 8DT

- Design and build office accommodation subject to planning permission
- Up to 40,000 sq ft (3,716 sq m) on a total site area of 2.5 ac (1.01 ha)
- Available on a freehold or leasehold basis subject to contract
- Accommodation can be built to occupier's specification
- On site car parking and yard areas depending on individual requirements

# Holyhead Road

## Bicton, Shrewsbury

### LOCATION

Bicton is a historic village in Shropshire with a population of circa 1,100, located approximately 3 miles northwest of Shrewsbury town centre. There is easy access into Shrewsbury, including a regular bus service into the town centre, and the neighbouring village of Montford Bridge has a public house, village hall, local shop and garage.

All other amenities can be found in the county town of Shrewsbury, which boasts an extensive range of shopping, dining and leisure facilities, as well as a number of exceptional schools.

Excellent road links communications include the A5/M54, which gives access to Telford, the West Midlands and the national motorway network and heading north to Chester and beyond. There is a mainline rail service from Shrewsbury.

The property itself is situated on the B4380 Holyhead Road to the east of Shrewsbury, just off the A5 and immediately adjoining The Coppice, an assisted living development carried out by ShireLiving (part of the Wrekin Housing Group). The site is adjoined by open fields to the south and The Uplands care home is just to the west in close proximity to the Severn Hospice.

### DESCRIPTION

The premises will be built to a high specification consisting of bespoke detached and/or semi-detached units up to 40,000 square feet suitable for office uses. The units will be accessed directly off the Holyhead Road.

Buildings and specification can be tailored to individual requirements, offering flexible layouts with exclusive on site car parking.

Yard area(s) can also be provided subject to requirements.

### ACCOMMODATION

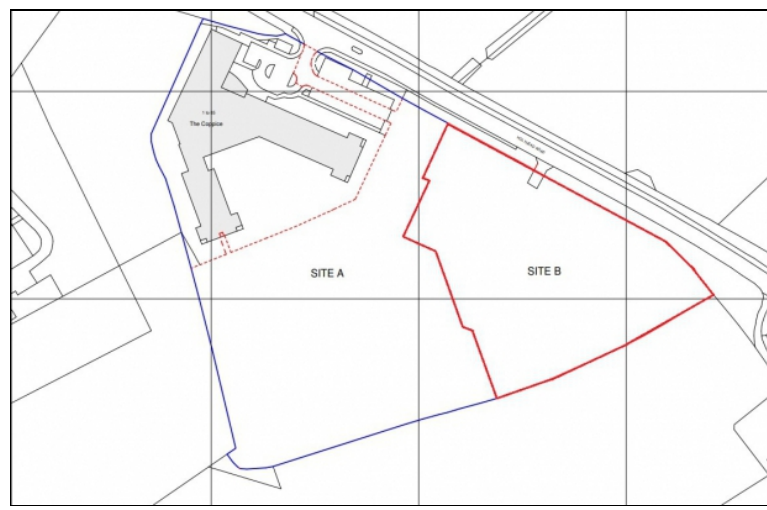
Purpose built units	upto 40,000 sq ft	(3,716 sq m)
Total site area (Site B)	2.5 ac	(1.01 ha)

### SERVICES

We understand that all mains services are available and will be connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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### PLANNING

The site (marked Site B) currently has outline planning permission for the erection of health/medical office accommodation (reference 20/0544/OUT), however it is suitable for other office uses subject to the necessary planning consent.

### TENURE

Units are available to purchase or lease on competitive terms. Subject to planning and contract.

### PRICE/RENT

Upon application, dependent upon size and specification.

### SERVICE CHARGE

A service charge, to be agreed, may be levied by the landowner in due course.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND  
Tel: 0345 678 9000

### BUSINESS RATES

The property will need to be assessed for business rates in due course.

### ENERGY PERFORMANCE CERTIFICATE

Not applicable.

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005

Mobile: 07957 828 565

Email: [andrew@andrew-dixon.co.uk](mailto:andrew@andrew-dixon.co.uk)

Ref: JAGD/3697



What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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