



## TO LET

### THE OLD BARN, BRYN GOLEU FARM, ST. MARTINS. SHROPSHIRE. SY11 3HF

- Prestigious, rural offices (with optional warehouse/workshop of 1407 sq.ft./130.75 m.sq.). Highly accessible position only approx. 2.5 miles from the Gledrid roundabout on the A483/A5 Oswestry to Wrexham road.
- First rate office space on ground and first floor of 2,107 sq.ft./195.70 m.sq. approx.
- Excellent parking provision.
- VIEWING: Celt Rowlands & Co. 01691 659659.

## LOCATION

Highly accessible position situated only approx. 2.5 miles through the village of St. Martins to the Gledrid roundabout on the A483/A5, connecting Shrewsbury, Oswestry, Wrexham and Chester. Distances: Chester and Shrewsbury 23 miles, Oswestry 6 miles. Situated only approx. 0.25 miles outside St. Martins, just off the B5068 for Ellesmere. The Old Barn is in an idyllic, rural setting.

## DESCRIPTION

A Victorian barn conversion to create first rate office space on ground and first floor, with the following accommodation:-

**Ground Floor** with Reception/Waiting Area leading through to Kitchen/Staff Canteen, or potential work space.

Main Open Plan Offices with individual offices, small storage area 921 sq.ft. / 85.56 m.sq.  
Separate Ladies and Gents WCs with wash basins -

### First Floor

Stairway access to Open Plan Waiting Area, Main Boardroom, Open Plan Office Space with a number of further individual offices.

1186 sq.ft. / 111.18 m.sq.

**Total Net Internal Floor Area Approx.**

**2107 sq.ft. / 195.74 m.sq.**

The owner's preference is to let all of this space as one, but dependent upon demand, individual rooms maybe available – On application.

In general terms, the offices are carpeted with good lighting, and supplied in parts with perimeter trunking.



**Warehouse/Workshop** for those occupiers also requiring a warehouse/workshop, a unit of 1,407 sq.ft./130.75 m.sq., with a steel roller shutter door, is attached to the offices and has direct access at the rear. This is an option, and this space does not have to be let with the offices if not required.

### Car Parking/Externally

There is car parking both at the front, and more extensively at the rear, taking the number of spaces available up to around 14 spaces.

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### Services

Main water, **three phase** (if required) electricity and drainage are believed to be connected.

### RENT AND LEASE TERMS

On application, with the ingoing tenant being asked to discharge the landlord's reasonable legal costs in connection with the granting of the lease.

**VAT** – Vat will be payable on the rent.

### BUSINESS RATES

The office building has a rateable value of £13,500, and interested parties should speak to the Local Council – Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable. Concessions may apply.

**EPC RATING** – An EPC has been commissioned, and will be available shortly.

### VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

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