The Aspire Centre, Burford

Accommodation Specification

- Heating from gas boiler
- Individual toilet cubicle.
- 3 phase electrical supply to distribution board.
- Telecom connection point.
- External security light.
- Units individually metered for water electricity, gas and telephone.

Terms

- **Unit No:** Unit 7 Aspire Centre
- **Agreement:** Three Years with three month's break clause, excluded from the renewal provisions of the Landlord and Tenant Act.
- **Area:** 46.5 sq. m (500 sq ft) or thereabouts.
- **Rent:** £4,400 per annum (exclusive of business rates) + VAT
- **Deposit:** Refundable deposit of £1000.
- **Use:** B1, B2, B8.
- **Repairs:** Tenant responsible for internal repairs and decoration, Landlord responsible for external repairs and decoration.
- **Insurance:** Tenant responsible for contents insurance, Landlord will insure the buildings.
- **Business Rates:** Tenants should obtain a specific quote from the business rates team.
- **Costs:** A contribution to be made towards legal costs and surveyors fees.

ASSETS & ESTATES

01743 281015

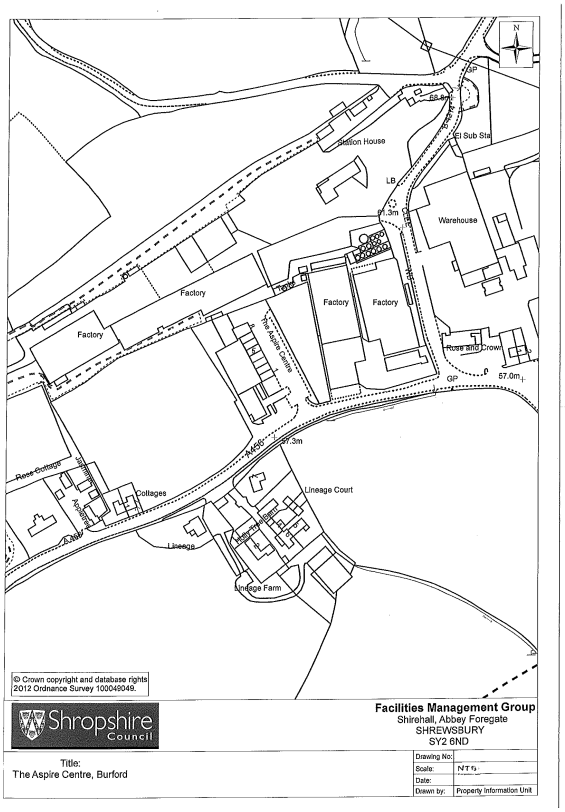
Viewing/Further Information

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
Shropshire SY2 6ND

Tel 01743 281015
Contact Jane Ayres

For Business Rates Information

Tel 0345 678 9003
Email
business.rates@shropshire.gov.uk



SHROPSHIRE COUNCIL: MISREPRESENTATIONS;

Whilst we have tried to ensure these details are accurate, if any point is of particular importance to you please contact us to check the information, particularly if viewing involves travelling some distance.

Shropshire Council gives notice that:

1. The particulars are set out as a general outline only for the guidance of the intended tenants and do not constitute, nor constitute part of, an offer or contract.

2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending tenants(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Shropshire Council has any authority to make or give any representation or warranty whatever in relation to this land.

4. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition, or that it is capable of fulfilling its function. Prospective tenants should satisfy themselves as to the fitness of such items for their requirements.