



TO LET - OFFICES

12 ENGLISH WALLS, OSWESTRY. SY11 2PA

- Bright, newly refurbished 2nd-floor office (136 sq ft) in a prime Oswestry town centre location, just steps from a large public car park. Perfect for freelancers, start-ups, or small businesses looking for a professional base with excellent accessibility.
- VIEWING: Celt Rowlands & Co. 01691 659659.

LOCATION

Oswestry, Shropshire's third largest town, with a former Borough population of approximately 33,000, and town population of approximately 17,500, has a wealth of character and facilities to offer. There are a range of multiple retailers in the town, to include Boots, Superdrug, W H Smith, Poundland, Peacocks, Prezzo, Home Bargains, Costa, Greggs and others, together with operating banks.

RENT AND LICENCE TERMS

A licence fee of £285 pcm is asked, which includes the following:-

Wi-Fi

Water

Fire safety checks, servicing & alarm testing

Heating & services for communal areas

Cleaning & maintenance of communal spaces

Use of communal kitchen and toilets

⚡ Electricity is individually metered – only pay for what you use.

📍 Prime town centre location, intercom entry, secure building.

📅 Minimum term: 3 months, then rolling monthly with one month's notice either way.



BUSINESS RATES

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

Rating 'E'.

VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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