

Shrewsbury Office Study

Shrewsbury & Atcham Borough Council

Brief

Shrewsbury & Atcham Borough Council is concerned about the effect of out-of-town office developments on the vitality and viability of the town centre. The town centre is also being affected by the frequent conversions of office schemes into housing taking place.

BE Group was asked to consider the effects of these two phenomena and assess whether the Borough Council's perceptions are correct.



Activities

- Profiling of the town's office economy
- Survey of 200 local office occupiers
- Consultation with public sector agencies including Advantage West Midlands and Shropshire County Council
- Discussions with property developers, investors and agents
- Inspections of office premises
- Forecasting of future economic changes and implications on office supply
- Assessment of potential areas for new office development.



Outcome

Economic forecasts suggest substantial office need in Shrewsbury over the next 15 years. Because of physical constraints limiting development in the town centre, this will require new edge-of-centre sites, and expansion of the town's peripheral business parks.

There is a limited amount of modern office space in the town centre, so the presumption is to retain that which exists, despite pressure from housing redevelopment.

It is recommended that the minimum size restriction is lifted at Shrewsbury Business Park.

