



## Unit 4C-4E, Patshull Road, Albrighton Near Wolverhampton, WV7 3BH

- Ground floor office/storage space extending to 2,368 sq ft (220 sq m)
- Within terraced single storey commercial building with shared car parking
- Semi-rural location with good access to the motorway network
- Suitable for a variety of commercial uses, subject to planning permission.

# Units at Patshull Road Albrighton

## LOCATION

The property is situated in the popular village of Albrighton, which is located approximately seven miles northwest of Wolverhampton and eleven miles from Bridgnorth. Albrighton has a number of shops, public houses and eateries and serves as a dormitory village for Wolverhampton.

The property itself lies in a semi-rural location just off the A464, with Junction 3 of the M54 being approximately three miles to the north, giving easy access to the national motorway network. Albrighton railway station is situated approximately two miles from the property, being on the Shrewsbury to Wolverhampton Line with direct trains to Shrewsbury and Birmingham.

## DESCRIPTION

The property comprises a terraced unit, which forms part of a larger L-shaped, single storey commercial building. The accommodation is arranged at ground floor level and is currently split to offer a mixture of office and storage space.

The office element is accessed via two pedestrian doors to the front elevation and benefits from suspended ceilings with integrated lighting and carpeted floors, together with kitchen and WC facilities.

Adjoining the main office to the side is a further open plan area, with a separate double door access to the front. This currently provides useful storage space to complement the offices.

Externally, there is communal car parking area directly to the front of the unit, shared with the other occupiers of the building.

## ACCOMMODATION

Unit 4C-4E                      2,368 sq ft                      220 sq m

## SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries.

## BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 Rating List is £9,300.



## PLANNING

The property is currently utilised for office/storage purposes, although it does lend itself towards a variety of commercial uses, subject to planning permission. Interested parties should make their own enquiries with the Local Planning Authority in this regard.

## TENURE

Leasehold: The property is available to let based on a new lease on terms to be agreed.

## RENT

The quoting rent is £11,000 per annum exclusive.

## SERVICE CHARGE

There will be a service charge payable for the maintenance and upkeep of the communal areas. Details available upon request.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D(97).

## 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 in connection with this matter.

## VIEWING

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

Contact: Alex Smith MRICS

Direct Line: 01952 521007

Mobile: 07795 275 113

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

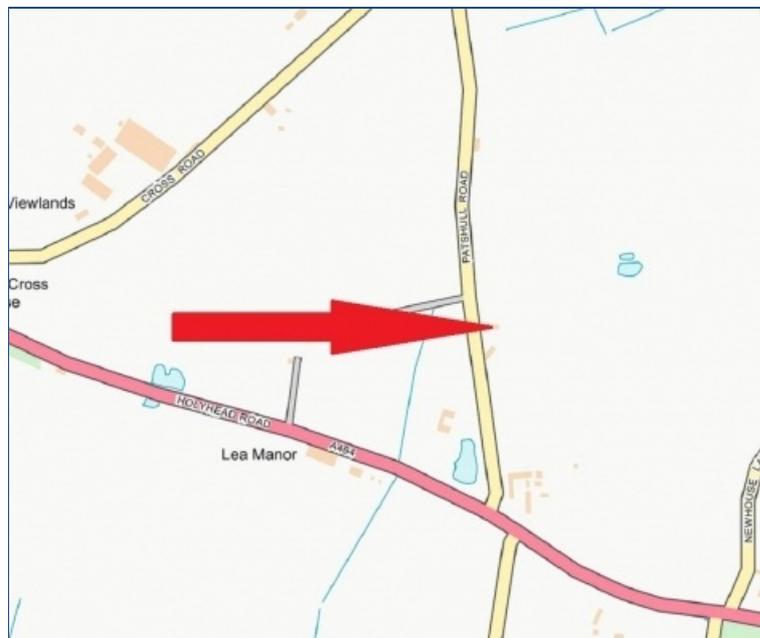
Ref: AGS/3452



Printcode: 2018614

### What's this?

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