



## Building 6, Unit 4, Stanmore Business Park Bridgnorth, Shropshire, WV15 5HR

- Terraced single storey industrial unit extending to approx. 1,800 sq ft (167 sq m)
- Concrete loading apron to the front and shared car parking on the estate
- Located on the popular Stanmore Business Park approx. 1 mile from Bridgnorth town centre
- Good transport links

# Building 6, Unit 4

## Stanmore, Bridgnorth

### LOCATION

Formerly known as Stanmore Industrial Estate, Stanmore Business Park is a well established and popular industrial location, which lies approximately 1 mile east of Bridgnorth town centre, adjacent to the A454. The business park offers a range of industrial and office units in a rural setting, being located on the edge of a country park.

Telford is approximately 30 miles north via the A442, and Wolverhampton is approximately 14 miles to the east. The M54 motorway (Junction 5) lies a short distance to the north, providing a convenient link with the national motorway network.

The property itself is situated within a terrace of similar units in the north east corner of Stanmore Business Park. The business park is accessed off the main Estate Road and the subject unit in turn is accessed off Stewart Road.

Nearby occupiers include Grainger & Worrell, Clive Cowern Transport Services, TVS Cars and Pro-Tec.

### DESCRIPTION

The property comprises a modern, steel framed industrial unit, which occupies a mid-terrace position.

The unit offers basic open plan workshop space, but a WC facility could easily be installed. Vehicular access is provided via an up-and-over door to the front elevation, as well as a pedestrian entrance.

Externally, there is a concrete loading apron immediately to the front of the building and there is communal car parking on the wider estate.

### ACCOMMODATION

Gross Internal Area (GIA) 1,800 sq ft 167 sq m

### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

### PLANNING

We understand the property currently has planning permission for Class B2, B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended). However, interested parties are advised to make their own enquiries in this regard.



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### TENURE

Leasehold: The property is available to let by way of an assignment of the existing lease or subletting.

### RENT

Rent upon application.

### SERVICE CHARGE

There is a service charge levied by the landlord for the maintenance and upkeep of the common areas. Please refer to the agent for further details.

### LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA  
Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £10,500.

### ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for details.

### 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/4045



Printcode: 2024812

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