

TSR
TOWLER SHAW ROBERTS

Bridgnorth House

Bridgnorth Road
Telford
Shropshire, TF7 4JB

FOR SALE

DUE TO RELOCATION

EXECUTIVE SUMMARY

- Two storey detached office/showroom and workshop building extending to approximately 4,787 sqft (444.8 sqm).
- Occupying a convenient location on Bridgnorth Road, on the south side of Telford with easy access to the A442 Queensway bypass linking north and south Telford.
- Established commercial setting within the Court Works Industrial Estate having a generous secure yard area.
- Recently refurbished accommodation currently providing a mix of open plan and cellular space suitable for a range of uses, subject to planning.
- The freehold property is offered For Sale inviting offers in the region of **£350,000** with the benefit of vacant possession upon completion.



LOCATION

The property is conveniently situated on Bridgnorth Road in Madeley, Telford, and forms part of the Court Works Industrial Estate, an established commercial and business location. The area is well established attracting a number of local and regional businesses including: Cimtek Engineering, Fabweld Steel Products, A & D Haulage and Supplyrite. The property benefits from convenient access to the A442 Queensway linking north and south Telford and close to the M54 motorway and the wider road network.

Located within the heart of England, Telford boasts major road and rail networks with the county town of Shrewsbury situated 15 miles west and stands on the M54 motorway which provides a gateway to the M6, M5, M42 and M4 motorways. The town also benefits from an excellent train service with access to Wolverhampton in 24 minutes, Birmingham New Street in 49 minutes and London Euston in 2 hours and 18 minutes.

DESCRIPTION

Bridgnorth House comprises a fully refurbished detached commercial property extending in total to approx. 4,787 sqft (444.8 sqm) providing a versatile combination of office, showroom workshop and warehouse accommodation, together with a generous external secure yard at the rear.

The office accommodation has been refurbished to a modern standard and benefits from LED lighting and carpeted flooring. The workshop area also benefits from LED lighting, providing practical well appointed space with loading facilities. In addition, a warehouse/lean-to extension incorporating a roller shutter door, offering useful additional storage and operational space has been erected providing direct access from the yard area. The property further benefits from a fully fitted commercial 'dark kitchen' premises, comprising extraction facilities, panelled walls and vinyl flooring. The property has been subdivided to create 3 self contained units offering potential to derive rental income or combined to facilitate occupiers individual requirements.

Externally, the property includes from a generous yard area, providing valuable secure parking and loading facilities.

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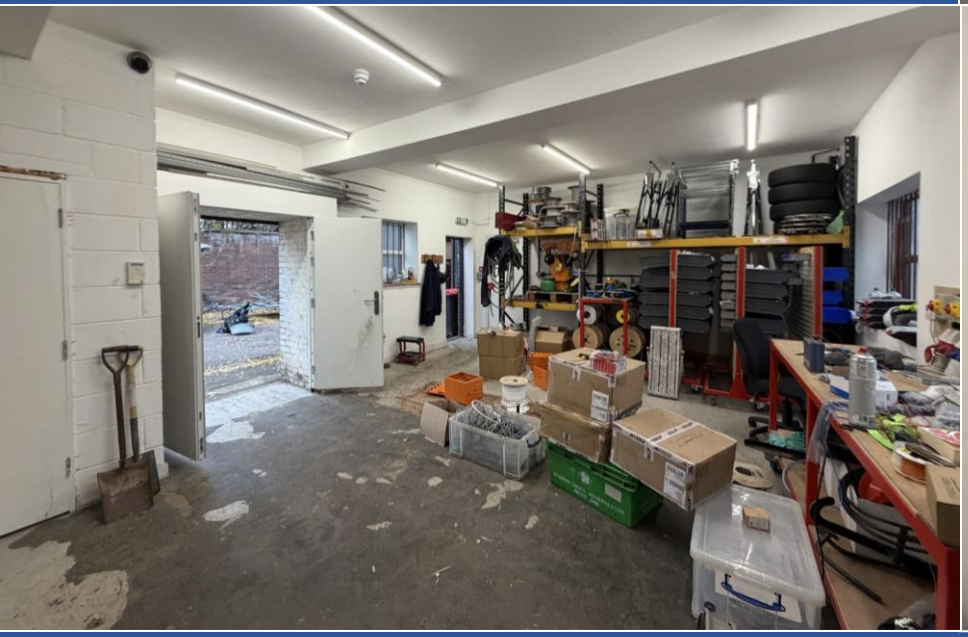
Description	Sqm	Sqft
Unit 1 – 'Dark Kitchen'		
Ground Floor	82.08	883
Unit 2 – Office, Showroom, Workshop		
Ground Floor	52.50	565
First Floor	113.24	1,219
Unit 3 – Warehouse, Office, Workshop		
Warehouse	67.49	726
Ground Floor	56.72	610
First Floor	72.77	784
Total	**444.80**	**4,787**







GUIDE PRICE

The property is available For Sale inviting offers in the region of **£350,000** for the freehold interest with the benefit of vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT. TEL: 01952 380000

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.

SERVICES

Mains water, electricity, gas and drainage services are understood to be connected/available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

BUSINESS RATES

Details of the Business Rates are available from the selling agent upon request.

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

ENERGY PERFORMANCE RATING

Energy Performance Rating: To Be Confirmed

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We understand the property has not been elected for VAT.

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts, Mercian House, 9 & 10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

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