



THE COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

**INDUSTRIAL/OFFICE
INVESTMENT**

**8,969 ft²
(833 m²)**



**STARGATE BUSINESS CENTRE, FARADAY DRIVE,
BRIDGNORTH, SHROPSHIRE, WV15 5BA**



- ◆ Multi let investment
- ◆ Generous car parking - 28 spaces
- ◆ Potential annual income £75,700 (with the benefit of rent guarantees)
- ◆ Located on one of the main commercial areas of Bridgnorth
- ◆ Bridgnorth Town Centre 2.5 miles approx.

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LOCATION

The premises are located on Faraday Drive, Bridgnorth in a popular and established commercial location providing a semi-rural working environment. Bridgnorth Town Centre is only approximately 2 miles distant to the West via the adjoining A458.

Occupiers on Faraday Drive include Provac Cleaning, Severn Valley Windows and Doors and Corporate Workwear. Chatwell Business Park is nearby, being home to Screwfix, Toolstation, TG Builders Merchants and soon also to a new McDonalds.

Bridgnorth is a popular market town, located approximately 10 miles to the South of Telford and the M54 Motorway with Wolverhampton being 15 miles to the East. Shrewsbury Town Centre is approximately 23 miles to the North West.

DESCRIPTION

Stargate Business Centre provides a range of industrial and office accommodation on a fully fenced site with car parking for 28 cars.

The three interconnecting buildings on site are known as Zone A, B and C.

Zone A is a two-storey premises providing 7 well presented office suites with high quality communal ground floor reception area, WC and welfare facilities.

Zone B is the middle section of the properties and is arranged as a light industrial business unit with offices and mezzanine floor.

Zone C at the rear is a two-storey office building.

ACCOMMODATION

Gross internal floor areas approximately:-

	sqft	sqm
Zone A		
Office A1	397	37
Office A2	407	38
Office A3	523	49
Office A4	360	33
Office A5	506	47
Office A6	540	50
Office A7	540	50
Zone B		
Ground Floor	2,710	252
Mezzanine Floor	1,187	110
Zone C		
Ground Floor	958	89
First Floor	841	78

Car Parking

28 Spaces

Total Site Area - 0.437 acres (0.177 Hectares)

EPC

We understand that EPC's for these premises are as follows:

Zone A - C(61)
Zone B - C(73)
Zone C - C(65)

TENANCY SCHEDULE

UNIT	RENT (PA)	LEASE START / END
Office A1	£3,970	31.04.2024-30.01.2029
Office A2	£4,070	01.06.2026-31.05.2031
Office A3	£5,230	01.05.2026-31.10.2030
Office A4	£3,600	01.05.2026-31.10.2030
Office A5	£5,060	
Office A6	£5,400	
Office A7	£5,400	13.08.2025-12.08.2028
B1	£25,200	01.01.2002-30.11.2026
Suite C1	£9,360	01.10.2024-31.12.2027
Suite C2	£8,410	01.10.2024-31.12.2027
Total Rent	£75,700	

NB. All Leases are FRI, subject to service charge provisions. Further details upon request.

PRICE

£899,500 for the freehold interest. This provides a gross yield at 8.42%.

SERVICES

We understand that mains water, drainage and electricity are connected or available. There are sub meter supplied to each Zone A, B and C. The property has oil fired central heating to each Zone. Interested parties are advised to check this position with their advisors/contractors.

RATES

Office A1 - £3,500	Office A6 - £4,550
Office A2 - £3,550	Office A7 - £4,350
Office A3 - £4,350	B1 - £20,000
Office A4 - £3,150	Suite C1 - £12,250
Office A5 - £4,200	Suite C2 - £9,900

VAT

The property is understood to be elected for VAT. However, it is proposed that the sale of the property proceeds as a TOGC (Transfer of a Going Concern) further details from the selling agents.

LEGAL COSTS

Each party are responsible for their own legal costs for the sale of the property.

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/stargate

VIEWING

Strictly by the prior appointment with Bulleys Bradbury at their Telford Office on 01952 292233.

Further photographs







IMPORTANT NOTICE

Bulleys Bradbury for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.

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