

OFFICE PREMISES

FOR SALE

PART INCOME PRODUCING / PART VACANT POSSESSION



PROGRESS HOUSE

Churchill Court, Faraday Drive
Bridgnorth, Shropshire
WV15 5BA

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Progress House [Title No: SL189602] is located within Churchill Court on Faraday Drive, just east of the attractive rural town of Bridgnorth, which is 14 miles west of Wolverhampton and 13 miles south of Telford.

Self Contained Office Building

Allocated Parking

5,823 sq ft (540.96 sq m) NIA



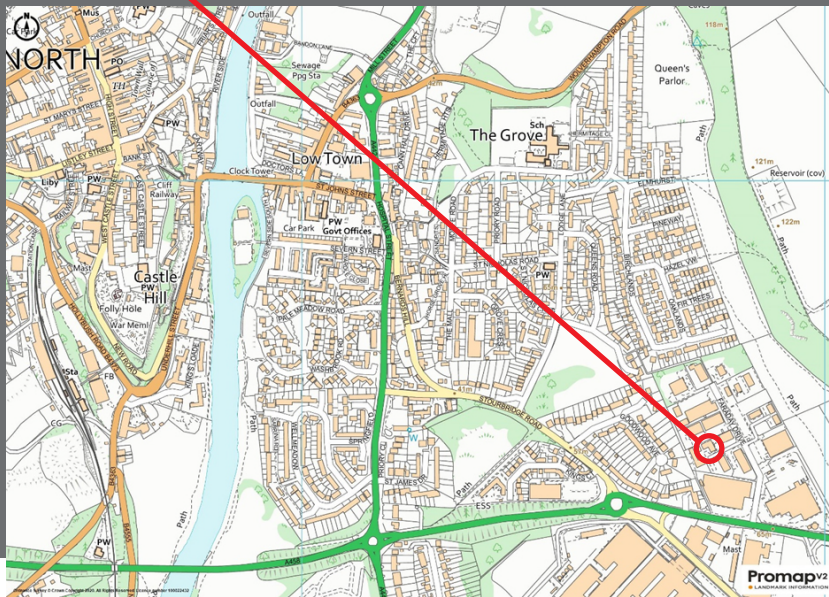
DESCRIPTION

The property comprises a modern, self-contained office building arranged over two floors, extending to a Net Internal Area of 5,823 sq ft (450.96 sq m). The ground floor which comprises 2,653 sq ft is fully let generating an established income stream from Bridgnorth Print Services Ltd (Company No 04581526) and KDH Insurance Brokers Ltd (Company No 04995496). The remaining 3,170 available on the first floor is available to let or occupy as a whole or in separate suites.

Suites provide open plan workspace, kitchen areas and autonomous heating and cooling systems. Each suite has allocated parking and separately metered electricity. Shared Facilities including reception, Alarm, CCTV and passenger lift maintained via a professional management agreement.

The premises offers an attractive opportunity for owner occupiers and investors alike. This configuration allows an occupier to utilise the first floor for their own business whilst benefiting from the rental income generated from the ground floor tenancies.

LOCATION



Details created 03/26

IMPORTANT NOTICE

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PRICE, TENANCY AND INCOME

Price on Application

Current income – £38,500.00 pax
(tenancy schedule and service charge budget available on request)

Total ERV – £77,500.00 pax



For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303 or Erin Beards on 07534 687232.

Viewings Strictly by Appointment Only.

