



# Stargate Business Centre

Bridgnorth | Shropshire | WV15 5BA





### Future Asset Management Opportunity

The property comprises of a well-maintained spread risk multi let investment that provides a variety of office and business space with a potential annual income of £75,700 (with the benefit of rent guarantees). The property is in part two and part single storey construction and is arranged to provide a Total Net Internal Floor Area of 8,969 ft sq (833.17 m sq).

The property benefits externally from a generous provision of car parking and servicing with access directly from Faraday Drive. There are 28 car parking spaces on site.

# Stargate Business Centre

The property is arranged as Zone A, which is a two-storey building currently arranged to provide 7 well-presented office suites with communal ground floor reception area, first floor landing and toilet and welfare facilities. This part of the property provides a Total Gross Internal Floor Area of approximately 3,273 ft sq (304.04 m sq).

Zone B is the middle section of the property and attached to Zone A and Zone C and is arranged as light industrial business unit with a ground floor that has a Total Internal Floor Area of approximately 2,710 ft sq (251.74 m sq) and a mezzanine floor area with a Total Internal Floor Area of approximately 1,187 ft sq (110.26 m sq).

Zone C is attached to Zone B and is a two-storey building currently arranged to provide two suites of offices with a communal ground floor reception area and toilets and welfare facilities. It provides a Total Net Internal Floor Area of approximately 1,799 ft sq (167.11m sq).

The property provides an ideal property investment with a spread risk income that is supplemented by a 1-year rent guarantee relating to any vacant offices at the effective date of purchase.


The property offers an asset management opportunity. The property sits in a Total Site Area of approximately 0.437 acres (0.177 hectares)



## Location

The property is located on Faraday Drive in the town of Bridgnorth. The property is located in a sought-after commercial area of Bridgnorth. The surrounding occupiers include Spectrum Court, Provac and Label Uk. The property is located within close proximity of the A458 and benefits from good accessibility. The property is located within proximity of all local amenities. It is located approximately 2 miles from Bridgnorth town centre.

Bridgnorth is connected to the County town of Shrewsbury and to Stourbridge via the A458 and to the City of Wolverhampton via the A454. The town is located approximately 11 miles from the M54, which gives access to the national road network. The town has an active heritage line of the Severn Valley Railway.

 [what3words - earphones.zest.lightly](https://www.what3words.com/earphones.zest.lightly)



# Accommodation

## ZONE A

Office A1 | 397 sq ft | 36.88 sq m  
Office A2 | 407 sq ft | 37.81 sq m  
Office A3 | 523 sq ft | 48.58 sq m  
Office A4 | 360 sq ft | 32.51 sq m  
Office A5 | 506 sq ft | 47.00 sq m  
Office A6 | 540 sq ft | 50.16 sq m  
Office A7 | 540 sq ft | 50.16 sq m

## ZONE B

Ground Floor | 2,710 sq ft | 251.74 sq m  
Mezzanine Floor | 1,187 sq ft | 110.26 sq m

## ZONE C

Ground Floor | 958 sq ft | 88.99 sq m  
First Floor | 841 sq ft | 78.12 sq m

## CAR PARKING

28 spaces

**TOTAL SITE AREA – 0.437 ACRES (0.177 HECTARES)**

# EPC

## ZONE A

C | 61 |

## ZONE B

C | 73 |

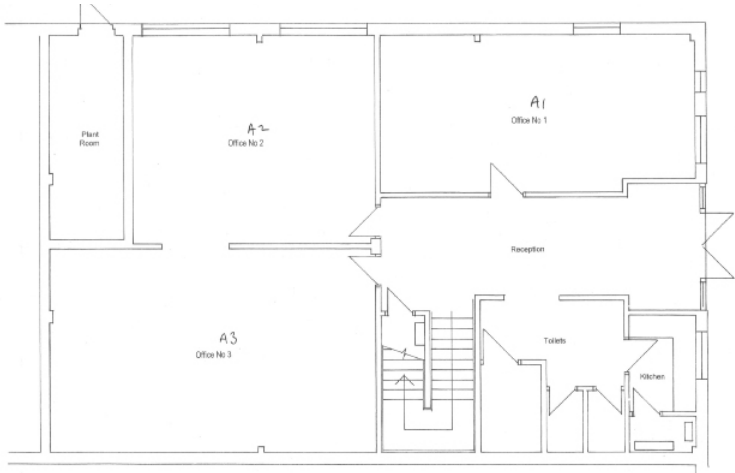
## ZONE C

C | 65 |

# Rateable Value

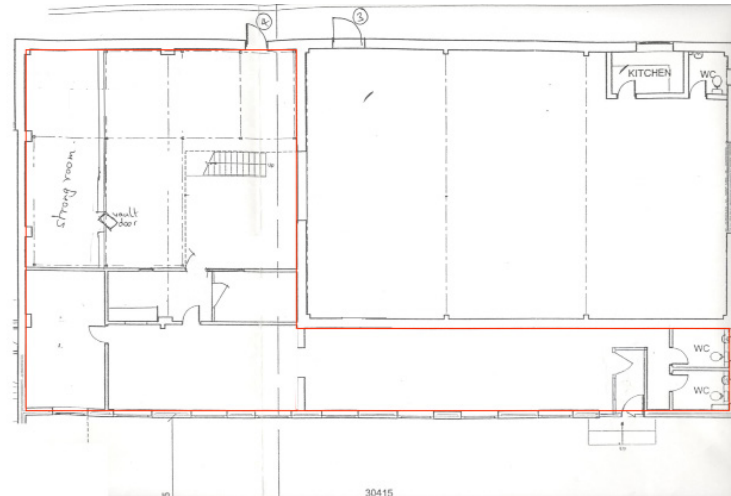
Office A1 | £2,950  
Office A2 | £3,000  
Office A3 | £3,650  
Office A4 | £2,650  
Office A5 | £3,500  
Office A6 | £3,800  
Office A7 | £3,600  
B1 | £13,250  
Suite C1 | £10,750  
Suite C2 | £8,600

# Zone A



Stargate, Faraday Drive, Bridgnorth  
Scale 1:50 at A3  
Drawing Number 54 / 05 / 100

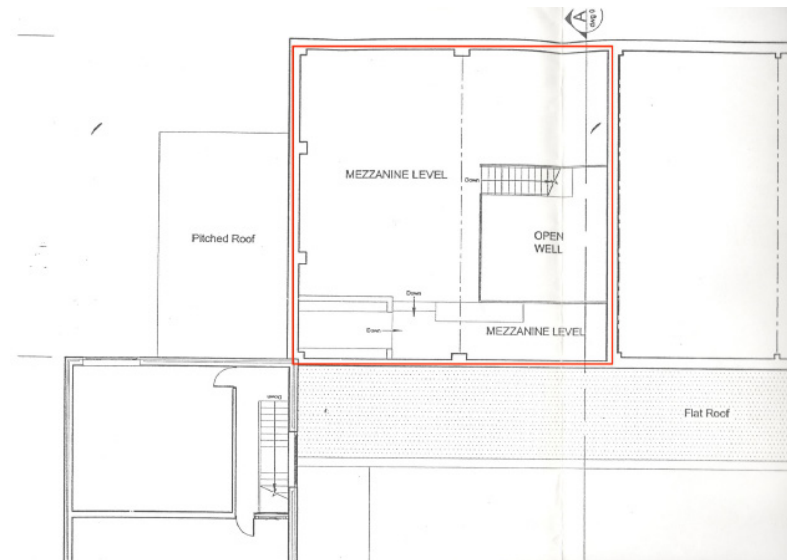
# Zone B



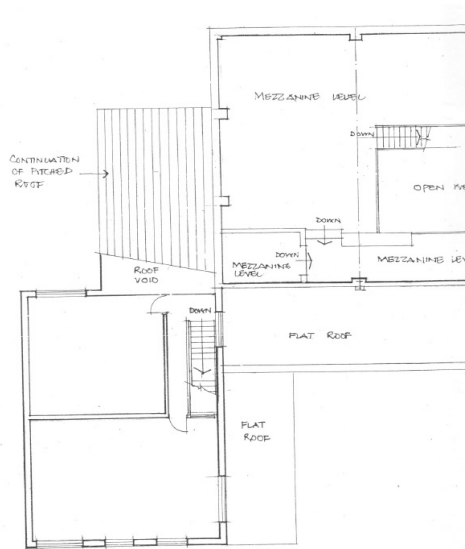
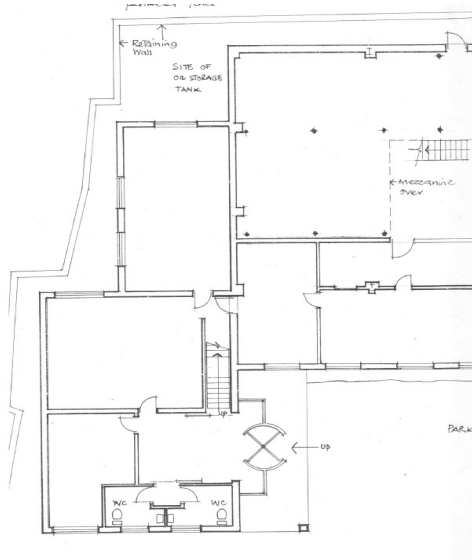
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Stargate, Faraday Drive, Bridgnorth  
Scale 1:50 at A3  
Drawing Number 54 / 05 / 101



## Zone C



## Tenure

The property is offered for sale freehold- Title Number – SL17492

The property is offered for sale subject to the following occupational tenancies;

Unit	Rent	Lease Start/End
Office A1	£3,970 p.a	31.01.2024 – 30.01.2029
Office A2 & A3	£8,370 p.a	01.10.2022 – 31.09.2025
Office A4	£3,580 p.a	16.08.2024 – 15.09.2026
Office A5	£5,080 p.a	13.03.2023 – 12.05.2025
Office A6	£5,400 (rent guarantee)	
Office A7	£5,400 (rent guarantee)	
B1	£25,200 p.a	01.12.2002 – 30.11.2026
Suite C1	£9,360 p.a	01.10.2024 – 31.12.2027
Suite C2	£8,410 p.a	01.10.2024 – 31.12.2027

Vendors should note that all leases are granted on Full Repairing and Insuring terms, subject to service charge provisions. There will be rent guarantees given of one year relating to any offices that are vacant at the date of completion of any sale. Potential annual income of £75,700 (with the benefit of rent guarantees) Further details from the selling agents upon request.

*Further details are available from the selling agents upon request*



Site Plan

# Key Details

## Price

Offers in the region of £899,500 showing a Net Initial Yield of 8% (after allowing for normal purchasers costs)

## 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 is to be responsible for their own legal costs associated with sale of the property.

## Local Authority

Shropshire Council  
The Guildhall, Frankwell Quay  
Shrewsbury, SY3 8HQ

 0345 678 9000

 [SHROPSHIRE COUNCIL WEBSITE](#)

## Services

(not tested at the time of inspection)

Mains water and electricity are understood to be connected to property. There are sub metered supplies to the respective parts of the property. The property has an oil-fired central heating system to the offices

## Planning

The property is understood to benefit from planning consent for office/business uses falling within Use Class B1 (now classed as Use Class E of The Town and Country Use Classes Order 1987).

The property could potentially lend itself to a variety of alternative uses subject to statutory consents.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



# Halls

Viewing is strictly by prior arrangement with the selling agents.  
For more information or to arrange a viewing please contact:

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