



Stargate Business Centre A7, Faraday Drive, Bridgnorth, Shropshire, WV15 5BA

TO LET - RENT £5300.00 + VAT Per annum/ £441.67 + VAT Per Month Approx. 530 sqf / 49.26 sqm. A well-maintained serviced office available To Let located on a busy business park on the outskirts of Bridgnorth.

The office is located on the first floor and is approached through a communal entrance hall and waiting area located on the ground floor with communal toilets and kitchen area.

The property benefits from double glazing and heating which is included within the rent.

The site is secure and entrance gates are locked at night.

Service charge payable in addition to the rent include electricity and communal services estimated £5 + VAT per sqf. EPC =C

- Serviced office suite
- Car parking
- Located on the outskirts of Bridgnorth
- Alarmed
- Double glazed
- Central heating
- Kitchen and toilets
- VAT if applicable

£5,300 + VAT per annum

Communal Area

Ground floor communal toilets - x1 ladies x1 Gents x1 disabled,
Communal kitchen, electrical cupboard

A7 - First Floor

29'1" x 18'3" (8.86m x 5.56m)

49.26 sqm (530 sqf) X3 radiators, double glazed window, air conditioning unit, intercom

Rent

Rent is £441.67 + VAT per month

Business Rates

Offices rated individually.

Interested parties are advised to contact Shropshire Council to establish the rates payable.

For information on business rates relief please go to www.gov.uk or www.shropshire.gov.uk

Lease

Lease available subject to negotiation

Tenant to pay Landlords Legal Fees subject to negotiation.

Tenant to pay the letting/referencing fees to Letting agents of £200 + vat.

Services & Service Charge

Service charge at £5 + VAT per sqf. Service charge is reviewed on an annual basis including central heating via a communal system. Mains water, electricity, and drainage. Office have their own independent Oil Fired central heating system. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed, or fit for the purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor, or specialist contractor as appropriate.

Tenure & Possession

Lease available subject to negotiation

Tenant to pay Landlords Legal Fees subject to negotiation.

Tenant to pay the letting/referencing fees to Letting agents.

Viewing

Strictly by appointment with Doolittle & Dalley 01562 821600



Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Reference

jea/cf 17.02.2023

