



TO LET

OFFICE PREMISES WITH WAREHOUSE/STORAGE

At The Old Navy Building, Station Road, Ditton Priors,
Bridgnorth



Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire, WV16 4QR
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Office Premises with Warehouse/Storage, at The Old Navy Building, Ditton Priors

Office & Storage Premises (with potential)

- Net Internal Area approx. 465m²
- Rural location situated between Bridgnorth and Ludlow
- Close proximity to Ditton Priors Trading Estate
- WC & Kitchenette facilities
- Former Navy building and latterly occupied for office and storage uses

Location

The Old Navy Building is situated in a rural location, on the edge of Ditton Priors village, approximately 7 miles to the west of Bridgnorth and 14 miles to the north-east of Ludlow.

Directions

From Bridgnorth take the A458 towards Shrewsbury for 2.5miles before turning left to take the B4368 towards Craven Arms. After a further 2.5 miles, turn left and then take the first right. Follow the road for 3 miles into Ditton Priors village then turn left onto Station Road for 0.5miles. The Old Navy Building can be found on your right hand side.

The Property

The property offered to let is of a red brick construction, comprising 3 wings of commercial space. The first wing provides a recently updated reception area, offices and a meeting room, with the second wing providing space with office potential. These two wings total about 247.5m² of useable space, whilst a third separate wing offers about 138.6m² of warehouse space. In addition, there are WC facilities, a kitchenette and further storage rooms.

Planning Consent

In 1999 consent was granted for the change of use of the redundant former military buildings to office (B1) and storage use (B8). Copies of the planning consent are available from the Shropshire Council website. Planning Ref: BR/99/0279

Parking

Parking is available to the front of the property.

Services

The property is serviced by mains water and electricity. There is an LPG tank installed at the property to serve the heating boiler.

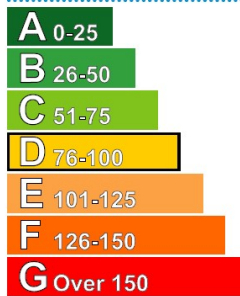
Access

The property is accessed by a private entrance off Station Road.

EPC

The property has been awarded an energy assessment rating of D.

More energy efficient



Less energy efficient

Tenure

The property will be offered to let on a commercial lease on fully repairing and insuring terms, with a term to be agreed, which will be contracted out of the security of tenure provision of the Landlord and Tenant Act 1954.

Rent

Offers circa. £26,000 per annum

Rates

The property is yet to be allocated a rating assessment. The Tenant will be responsible for the payment of all Business Rates.

References/Guarantee

Prospective tenants may be required to provide references and/or personal guarantees to support their application.

Viewings

Viewing strictly by appointment only with the Letting Agent.