



TO LET

WAREHOUSE/STORAGE UNIT

UNIT 1, STATION APPROACH, STATION LANE,
BRIDGNORTH, WV16 5DP



(Photos Taken October 2023)



Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire, WV16 4QR
Tel: 01746 762666 www.nockdeighton.co.uk

Warehouse/Storage unit – Unit 1, Station Approach, Station Lane, Bridgnorth, WV16 5DP

Warehouse/ Storage Premises

- Ground Floor Net Internal Area approx. 54.32m² (9.95m x 5.46m)
- First Floor storage mezzanine approx. 20.73m² (5.76m x 3.6m)
- Located within Bridgnorth, amongst a modest range of commercial units
- Shared WC facility
- Parking for 3 or 4 cars

Location

The unit is located within the town of Bridgnorth, amongst a modest range of commercial units. The town of Bridgnorth is easily accessible, being located approximately 13 miles south of Telford, 14 miles south west of Wolverhampton, 14 miles north west of Stourbridge and 14 miles north west of Kidderminster.

Directions

From Low Town, Bridgnorth, take the B4373 towards High Town, before turning left onto Station Lane. Continue along Station Lane, where the unit will be found on your right-hand side.

The Property

The property offered To Let provides a secure storage or warehouse space in a convenient location. There is a roller shutter door to the front, as well as a personnel door to the side, leading into an open plan ground floor storage/warehouse space which extends to approximately 54.32m². Stairs from the ground floor lead up to a mezzanine floor, providing a further storage space of approximately 20.73m². In addition, there is a shared WC facility in the adjacent building.

Parking

There is a private parking area to the front of the Unit, offering parking for 3 or 4 cars.

Services

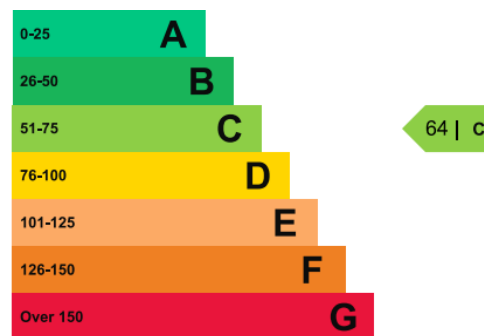
The property is serviced by mains electric and gas. There is no water connected to the unit. There is a security alarm system fitted in the unit.

Access

The property is accessed directly off Station Lane.

EPC

The Property has an EPC rating of 'C'.



Tenure

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

Rent

£10,800 per annum

Rates

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.