



**TO LET**

**OFFICE SPACE AT PEARL COTTAGE & FARNOLL'S PRITCHARD HOUSE  
BROSELEY HALL, CHURCH STREET, BROSELEY, TF12 5DG**



## Office Space at Pearl Cottage & Farnoll's Pritchard House Broseley Hall, Church Street, Broseley, TF12 5DG

Rent: £20,400 per annum for the whole (or an option to split into 2 separate office premises)

**TO LET**



**An excellent opportunity to rent office space in a desirable location**

- An exclusive development of office premises
- Attractive and peaceful surroundings
- Onsite parking
- Easily accessible, in the market town of Broseley
- Potential to let as a whole or to split into two separate office premises
- To be let on a Business Lease under the Landlord & Tenant Act 1954

**Available Immediately**

**Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008**

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the letting agents in good faith. Interested parties should however, make their own enquiries into such matters prior to letting. Nock Deighton Agricultural LLP have endeavoured to draft these lettings details accurately and reliably, taking reasonable steps to verify the information. The landlords have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The letting plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The tenant shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan.

## DESCRIPTION

An excellent opportunity to rent office space forming part of an exclusive development in an attractive and peaceful location, in the grounds of Broseley Hall. The available units are known as 'Pearl Cottage' and 'Farnoll's Pritchard House' and are available to let as a whole or as two separate premises. There is onsite private parking available for the benefit of the properties.

## LOCATION

The property is located within the grounds of Broseley Hall, being accessed along a private driveway off Church Street, Broseley. Broseley is located conveniently for Much Wenlock, approximately 4 miles to the west, Bridgnorth, approximately 6.5 miles to the south and Telford and the M54, approximately 7.5 miles to the north.

## BUILDING

The building benefits from separate access points into Pearl Cottage and Farnoll's Pritchard House, with each premises arranged over two floors and offering office space, kitchen and bathroom facilities. The office space is divided into multiple rooms within each property offering flexibility for separate working areas, with the premises each extending to circa 100m<sup>2</sup>.

There is the potential for the building to be let as two separate units, or as a whole.

## TENURE

The property will be offered to let on a business lease, under the Landlord and Tenant Act 1954, with the length of term to be agreed. The lease will be contracted out of the security of tenure provisions under Sections 24 to 28 of the Landlord and Tenant Act 1954.

## SERVICES AND SERVICE CHARGE

The building benefits from mains gas, electricity, drainage and water connections. The Tenant will be responsible for payment of all services.

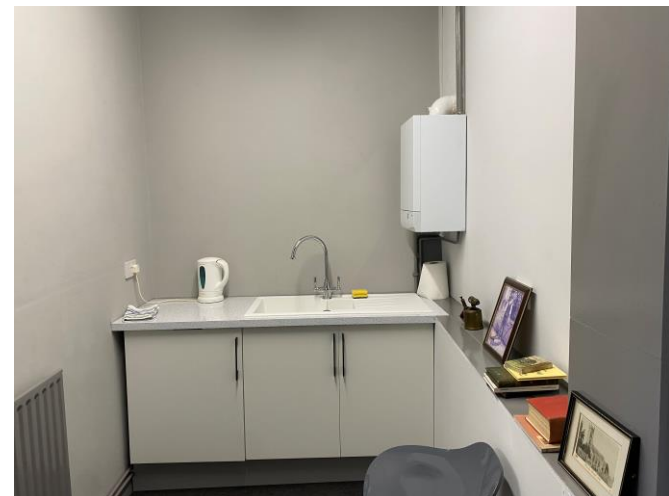
A service charge of £100 per calendar month per premises will be charged for up-keep of the shared areas.

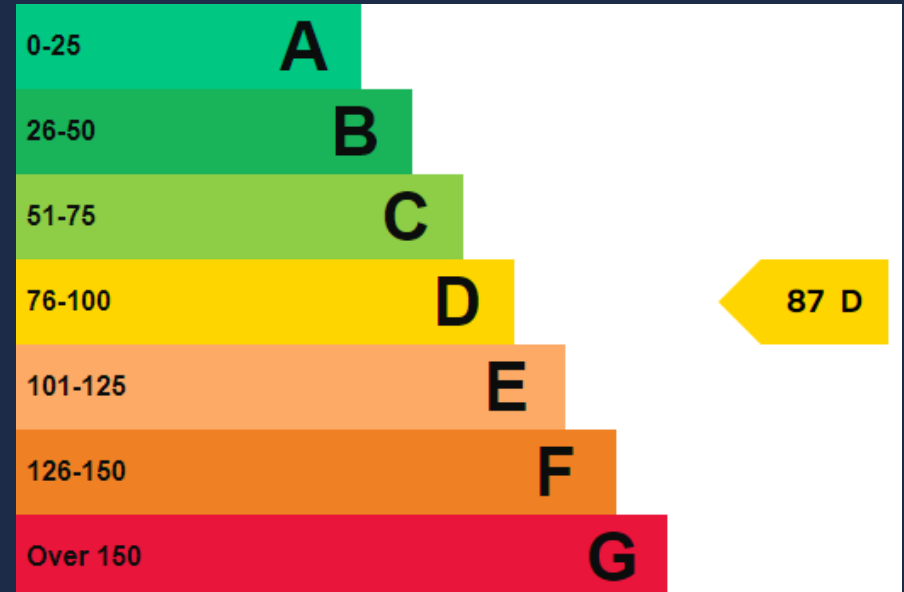
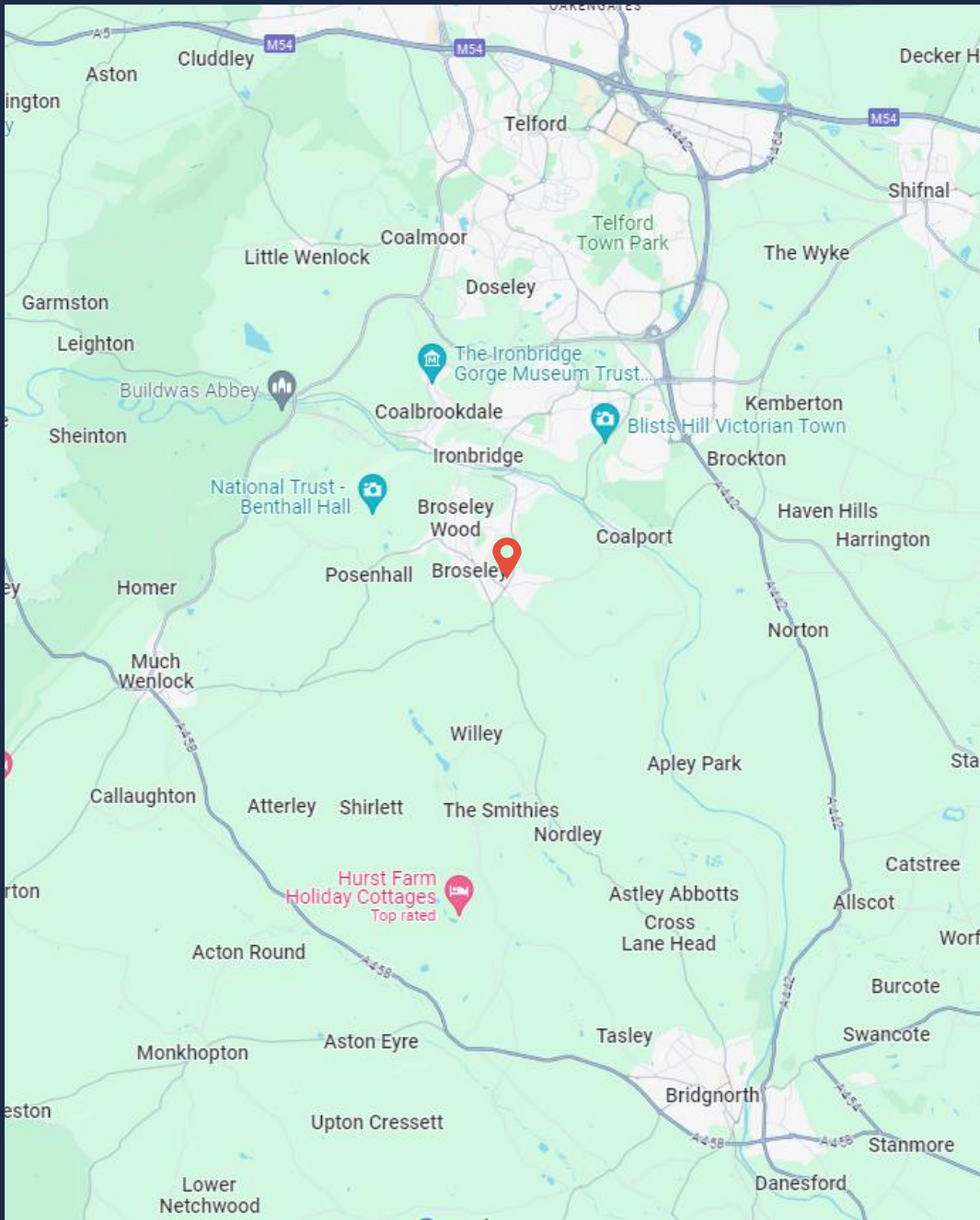
## VIEWING

Viewing is strictly by appointment with the Letting Agent.

## RENT

£20,400 per annum, payable in advance in equal monthly instalments. If the property is let as two separate premises, the rent for each premises will be £10,200 per annum payable in advance in equal monthly instalments.





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