

## Stanley Lane Workshops

Units at Stanley Lane, Bridgnorth, WV16



### Accommodation Specification

- **Coming soon:** Unit available on flexible lease terms, with roller shutter door access and possibility for individual toilet facilities.
- Unit is individually metered for utilities
- Other units may be available at the site, please ask for details – unit shown is for indication only

All units have 3 phase electricity supply, internal fluorescent lighting, access to toilet facilities and vehicle parking space.

### Terms

- **Unit No :** Units at Stanley Lane, Bridgnorth
- **Agreement :** Three Years with three months' break clause.
- **Area :** 35 sq.m (380 sq.ft) or thereabouts.
- **Rent :** £2,250 per annum (exclusive) to be agreed
- **Deposit :** A deposit equivalent to 3 months' rent will be required
- **Use:** B1, B2, B8
- **Repairs:** Tenant responsible for internal repairs and decoration including the door furniture.
- **Insurance:** Landlord responsible for external repairs and decoration  
Tenant responsible for contents insurance.  
Landlord responsible for buildings insurance
- **Business Rates:** You are advised to obtain a specific quote from the Business Rates team.
- **Costs:** A contribution to be made towards legal costs of £150 plus £110 for displaying your name on the tenant's board

**ESTATES**

**SERVICES**

**01743 281082**

## Viewing/Further Information

Shropshire Council  
The Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire SY2 6ND

Contact Felicity Allan  
[Felicity.allan@shropshire.gov.uk](mailto:Felicity.allan@shropshire.gov.uk)  
01743 254 956

## For Business Rates Information

Tel 0345 678 9003  
[business.rates@shropshire.gov.uk](mailto:business.rates@shropshire.gov.uk)



## SHROPSHIRE COUNCIL: MISREPRES

Whilst we have tried to ensure these details are accurate, if any point is of particular importance to you please contact us to check the information, particularly if viewing involves travelling some distance.

Shropshire Council gives notice that:

1. The particulars are set out as a general outline only for the guidance of the intended tenants and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending tenants(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Shropshire Council has any authority to make or give any representation or warranty whatever in relation to this land.
4. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition, or that it is capable of fulfilling its function. Prospective tenants should satisfy themselves as to the fitness of such items for their requirements.

**ESTATES**

**SERVICES**

**01743 252371**