

**PHASE 1 COMPLETES JUNE 2024**

# TO LET OR FOR SALE

Units 1-14, Netherton Tech Park  
New Road, Highley, Bridgnorth  
WV16 6NN



## LOCATION

Netherton Tech Park is a new business destination located adjacent to Netherton Workshops Business Estate, which fronts New Road, and is situated within the attractive Shropshire village of Highley. Highley is well served by the road network and is located 6 miles north of Kidderminster, 5 miles south of Bridgnorth and 10 miles west of Dudley.

## DESCRIPTION

Netherton Tech Park is a secure business location which offers 14 newly constructed and versatile units. Each unit will be offered in shell finish and will benefit from partial mezzanine floor and allocated car parking.

## ACCOMODATION

Units will be available from **1,647 sq ft (153 sq m)** to **1,921 sq ft (178.5 sq m)**. Additionally, adjoining units may be combined to form larger premises.

## TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed or freehold.

## EPC

The units will be assessed for Energy Performance upon completion.

## PRICE

**Rent** – From £8 per sq. ft.

**Sale** – From £140 per sq. ft.

## SERVICE CHARGE

Tenants will be required to contribute £1psf towards the estate charge for the provision of lighting, landscaping, cleaning, septic tank, signage, insurance and security.

## BUSINESS RATES

The units will be assessed for business rates purposes upon completion.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Sole Retained Agents.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

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**For more information, please contact:**

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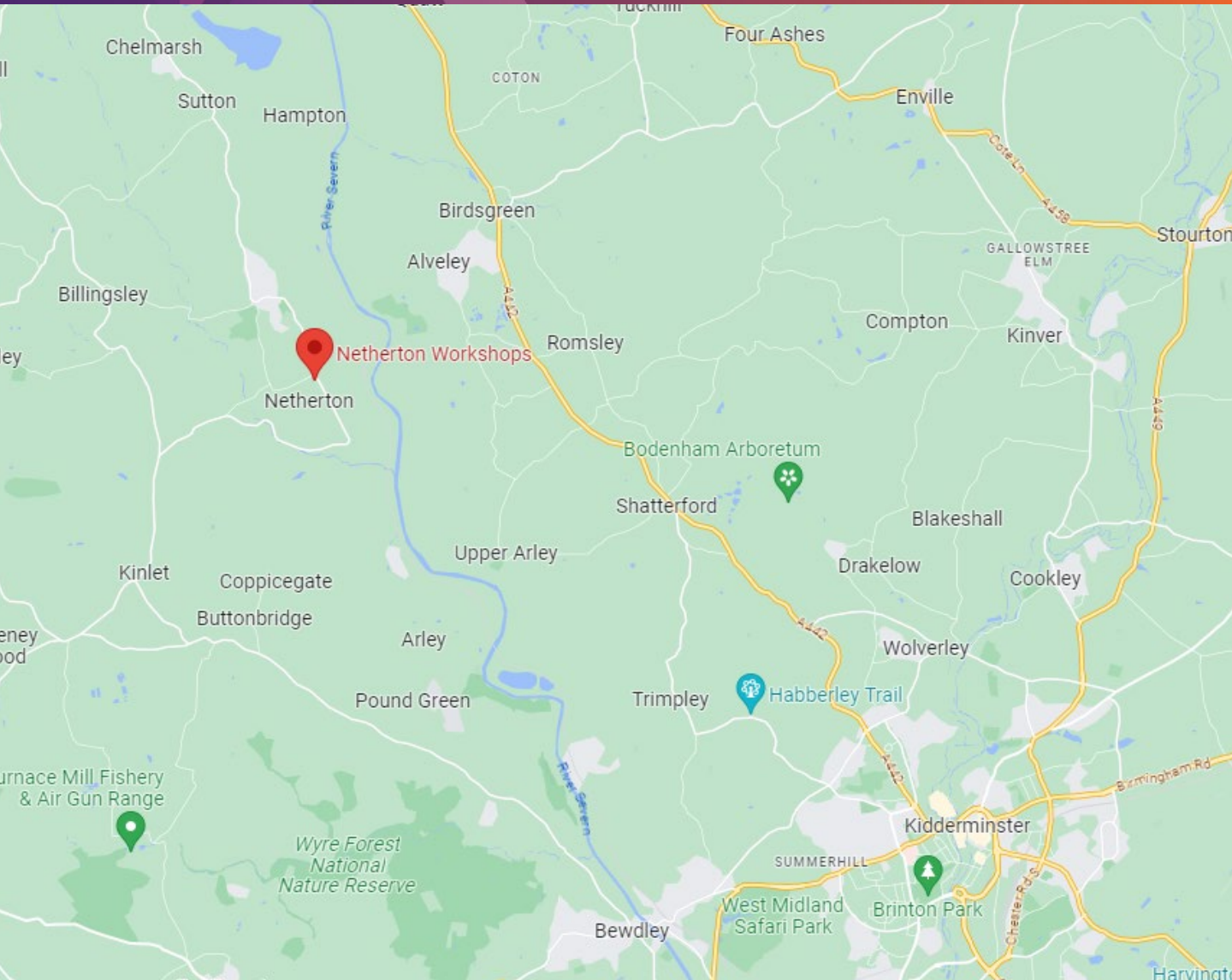
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