

# The Factory

Brimfield, Ludlow, Shropshire, SY8 4NX



**BRUTON  
KNOWLES**



To Let | Code 6972

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# The Factory, Brimfield, Ludlow, Shropshire, SY8 4NX

Rent £35,000 per annum



Approximately 881.27 sq.m high quality commercial / business unit

Leominster 20 miles | Ludlow 5 miles  
Shrewsbury 25 miles

## Introduction

Bruton Knowles are delighted to have received kind instructions to let a high quality commercial/business unit comprising of offices and production/warehouse space. The property benefits from a generous sized car parking area and is located adjacent to the A49 trunk road.

## Location

The property is located on the edge of the village of Brimfield adjacent to the A49 trunk road. It is accessed from an unclassified road off the A49 trunk road to the south of the village centre.

Brimfield has direct access onto the A49 trunk road and lies approximately 6 miles north of Leominster, 20 miles north of Hereford, 5 miles south of Ludlow and 25 miles south of Shrewsbury.

Approximately 0.25 miles to the north is the junction with the A456 which provides access to Tenbury Wells, Worcester and the West Midlands.

## Description

The property comprises of a detached high quality commercial/business unit that provides a Total Gross Internal Floor Area of approximately 881.27 sq.m (9,487 sq.ft) sitting on a total site area of approximately 1.92 acres (0.78 hectares) and having a car parking area for approximately 30 car spaces.

The property is arranged with internal subdivisions to provide offices, warehouse/workshop accommodation. The warehouse/workshop accommodation has an eaves height of approximately 3.2 metres with a non-slip floor. The property was originally constructed as a chocolate and confectionary business. Many of the original finishes still exist in the property.

Access to the main building is via a number of pedestrian accesses to the front and there is a vehicular and goods in and out entrances to the north via the main workshop and goods handling areas. To the south and east there are a number of pedestrian emergency exits.

The property is of steel portal framework construction clad in brick and blockwork under an insulated profile sheet roof cover.

## Accommodation

All measurements are approximate only)  
Total Gross Internal Floor Area:  
9,497 sq.ft (881.27 sq.m)  
Total Site Area: 1.92 acres (0.78 hectares)

## Planning

Interested parties are to make their own enquiries. It is understood that the premises benefit from planning consent for uses falling within Use Class B of The Town and Country Use Classes Order 1987. The property would lend itself to a variety of potential alternative uses.

## Services

We understand that there is a septic tank drainage and private well water supply. The property has an oil fired central heating system. The property is connected to the Landlord's solar panels for electricity which is charged back to the tenant. 3 phase electricity is available if required.

## Tenure

The premises are offered to let on a Tenants Full Repairing and Insuring Lease for a length of term by negotiation from May 2024. There will be rent reviews at three yearly intervals.

## Local Authority

Herefordshire Council

## Business Rates

We have made nonverbal enquiries to the Local Authority and have been advised as follows:-

Rateable Value (2023/24): £36,000 p.a.

However, interested parties should make their own enquiries to the Local Authority.

## VAT

In order to comply with anti-money laundering legislation All figures and prices are quoted exclusive of VAT.

## Legal Costs

The incoming Tenant is to be responsible for the Landlord's legal costs in relation to the granting of the Lease.

## Viewing

The property can only be fully appreciated after an internal inspection. Strictly via prior appointment with the agents.

Please contact the agent on 01568 610007 to arrange a viewing.



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Rent £35,000 **per annum**



## Contact:

**Ben Owen**

Rural Officer

**M:** 07719 092907

**E:** ben.owen@brutonknowles.co.uk

## Leominster office:

Easters Court, Leominster,

Herefordshire, HR6 0DE

**T:** 01568 610007

## Joint Agents:

Sunderlands, Offa House, St. Peter's Square,

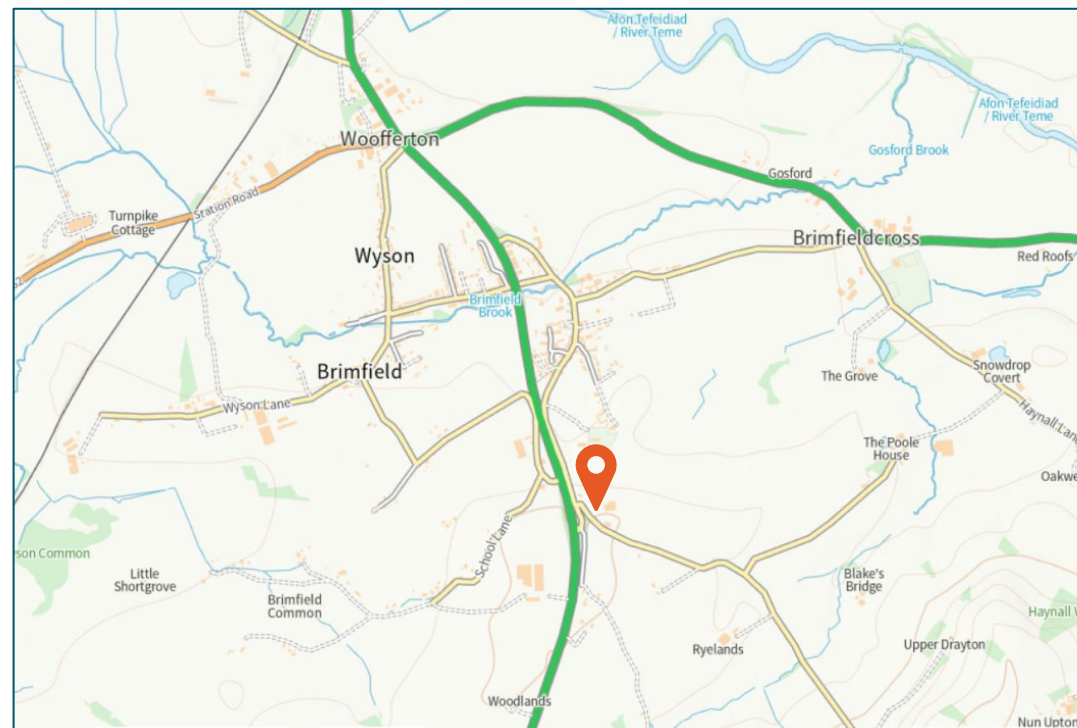
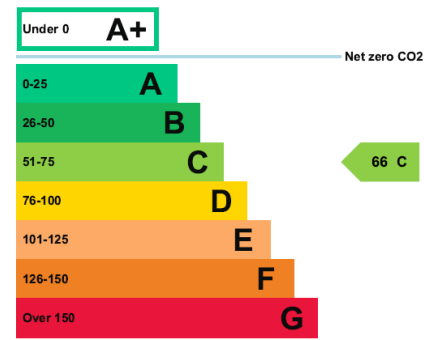
Hereford, HR1 2PQ

**T:** 01432 356161

Subject to Contract – April 2025

## EPC

This property's energy rating is C.



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