



Forward House Stockton, Newport, Shropshire, TF10 9BA

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A bespoke office conversion providing a superb working environment in an easily accessible Shropshire hamlet.

LOCATION

Forward House stands in a delightful Shropshire setting with views over open fields and farmland and yet is easily accessible. The property lies approximately 3 miles to the South West of Newport, an historic town with a comprehensive range of facilities including supermarkets, restaurants and coffee shops. There is easy access to the further amenities provided by Telford, Shrewsbury, Stafford and Wolverhampton. Communications are excellent with the A41 corridor facilitating fast access to Wolverhampton and Newport, the M54 being easily accessible at junction 3 (Tong) facilitating fast access to the entire motorway infrastructure, rail services run from both Newport and Albrighton Stations and Stafford Train Station provides direct services to London Euston in just over an hour. Furthermore, the area is well served by a host of excellent schooling in both sectors.

DESCRIPTION

Forward House is a two storey barn conversion which was converted several years ago to provide bespoke officing of some note. Until recently the property was the basis for a particularly successful commercial business and benefits from a variety of flexible office spaces which can be arranged to suit individual companies requirements.

ACCOMMODATION

A glazed door opens into a RECEPTION HALL with a door leading into an INNER HALL with fitted KITCHENETTE, TWO CLOAKROOMS and a store cupboard. Glazed double doors from the hall open into a large open plan OFFICE with a MEETING ROOM / FURTHER OFFICE beyond.

An oak and chrome staircase from the hall rises to the first floor landing with a MEETING ROOM / OFFICE, FILING ROOM / SERVER ROOM and a BOARD ROOM with superb feature timbering.

Services to the Office: We are informed by the Vendors that mains water and electricity are connected, drainage is to a septic tank and there is air conditioning for cooling and heating.

SERVICES

COUNCIL TAX BAND TBC – Telford and Wrekin

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard broadband is available, the vendor has Starlink broadband installed which currently works for the office and the house.

Mobile – Ofcom checker shows the four main providers have limited coverage indoors with all four having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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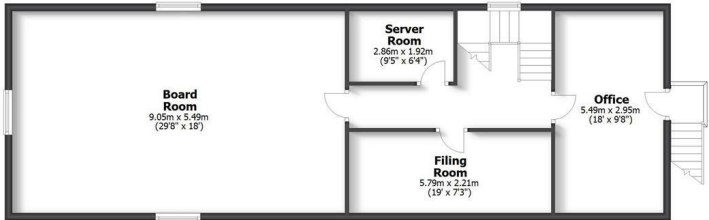
Offers Around
£375,000

EPC:

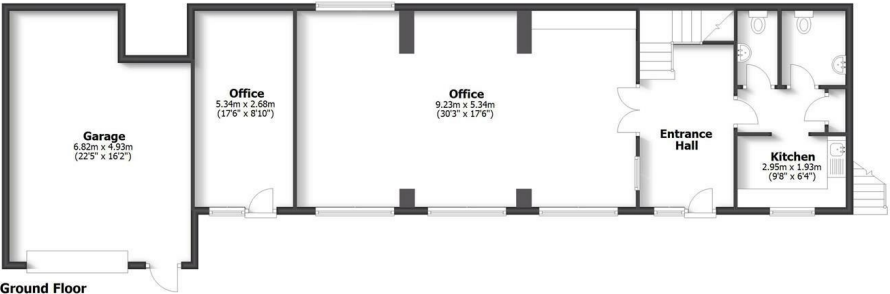
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

OFFICE BARN
STOCKTON, NEWPORT

HOUSE: 192.5sq.m. 2072sq.ft.
GARAGE: 30.9sq.m. 332sq.ft.
TOTAL: 223.4sq.m. 2404sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



First Floor



Ground Floor



