





For Sale: Prime Town Centre Commercial  
Office Unit – Generating £30,000 Per  
Annum

An exceptional investment opportunity,  
this impressive commercial office unit  
spans approximately 4,600 square feet  
across three floors. Currently generating  
£30,000 per annum, this property offers  
a lucrative income stream alongside  
abundant space and flexibility for a  
variety of business uses.



ABODE  
SALES & LETTINGS

## Details

The building features multiple private rooms ideal for offices, meeting spaces, or collaborative areas. Two fully equipped kitchens are conveniently positioned to serve different floors, and multiple toilets ensure comfort and functionality for both staff and clients.

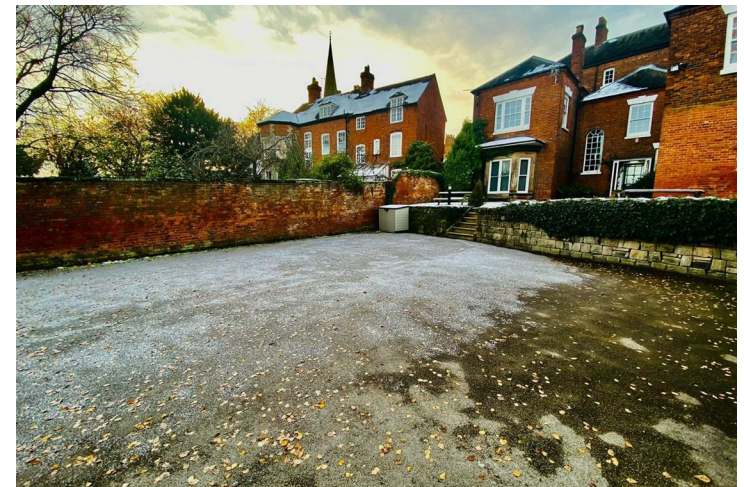
Modern amenities include an electric heating system for year-round comfort and double-glazed windows to enhance energy efficiency and reduce external noise, creating a quiet and productive working environment.

Externally, the property offers off-road parking with ample space for employees and visitors—a sought-after feature in the heart of town.

Located in a prime town centre position, this office provides easy access to local amenities and excellent connectivity to major transport routes, including the A50, A38, and M6, ensuring convenience for commuters and clients alike.

This property is an outstanding choice for businesses or investors seeking a versatile, centrally located workspace with reliable annual income and potential for future growth.

Contact us today to schedule a viewing or learn more about this fantastic offering!







Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

432.26 m<sup>2</sup>  
4652.84 ft<sup>2</sup>

**Reduced headroom**

16.62 m<sup>2</sup>  
178.88 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



Floor 0

**Approximate total area<sup>(1)</sup>**

165.97 m<sup>2</sup>

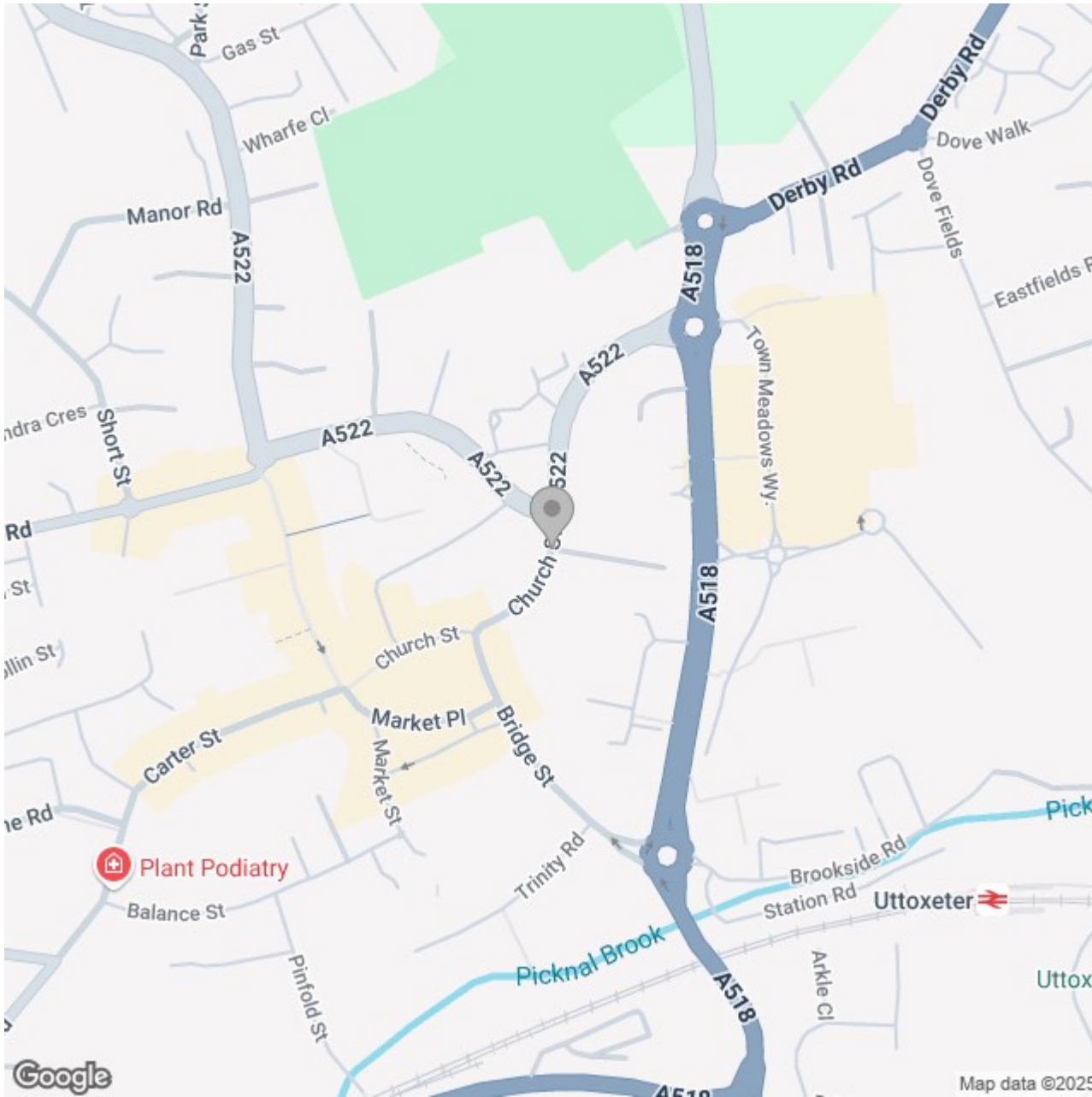
1786.5 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	