



## **SELF-CONTAINED OFFICE**

### **510 SQ FT (47 SQ M)**

**First Floor, Unit 2 Shottery Brook Office Park, Timothy's Bridge Road, Stratford-upon-Avon, CV37 9NR**

# To Let

- AVAILABLE MARCH 2023
- 2 ALLOCATED PARKING SPACES
- ACCESS CONTROL
- CONVENIENT LOCATION
- WELL SPECIFIED
- NO VAT

## LOCATION

The Property is located approximately 1 mile north-west of Stratford Town Centre, within a popular Office Development. Transport links are excellent, with Warwick Road (A46) being within 1/3 mile, leading to Junction 15 of the M40 Motorway, some 7 miles to the north-east, which provides ready access to Birmingham to the north and London to the south.

## DESCRIPTION

The Property comprises a self-contained First Floor Office Suite, accessed via a shared Lobby.

Internally, the Suite is configured as Open-Plan Office, with a separate Tea Bar and WC. The Property is well specified, with aluminium-framed double-glazed windows, good quality carpet tiles and a suspended ceiling with inset LG7 lighting. Heating is provided by way of wall-mounted electric radiators.

The Net Internal Area (NIA) extends to approximately 510 sq ft (47 sq m).

Externally, the Property benefits from 2 allocated spaces within the adjacent Car Park.

## TENURE

New Internal Repairing and Insuring Lease for a term of 3 or more years.

## RENT

£7,000 per annum.

## RATEABLE VALUE

£4,850 - 100% Small Business Rate Relief potentially available.

## SERVICES

All mains services, save for gas, are connected.

## EPC

Band D (89)

## LEGAL FEES

Each party to pay their own costs.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of identification and confirmation of the source of funding from all Purchasers.

## VIEWING

Strictly by appointment via our Reception on 01527 584 242



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.