



STRATFORD UPON AVON

In Prime Business Location

TO LET

OFFICES WITH GENEROUS PARKING

1,959 SQ FT (181.96 SQ M) TO 27,371 (2,542.77 SQ M)



20 TBR

(20 Timothy's Bridge Road, Stratford upon Avon CV37 9NJ)

- Easy access from main arterial road
- 4 Dedicated Parking Spaces per 1,000 SQ FT
- Fitted out with Meeting Rooms and Kitchens
- Excellent natural light
- Central Heating
- On local Park & Ride route
- Flexible Terms

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Situation

20 TBR is situated on Timothy's Bridge Road which has now become the premier business district of the town, being less than a mile North of the town centre. Stratford Parkway railway station is close at hand and it lies on the route of the local Park and Ride bus service.

Description

20 TBR is a detached multi-storey office building which forms a prominent landmark to the North side of the Town.

Externally the building is of a good quality low maintenance concrete panels with aluminium framed windows. Internally the accommodation has been well maintained, presenting mainly open plan office areas including part glazed meeting rooms, fitted kitchens and both male, female and disabled toilet facilities to most floors.

The accommodation has floors covered by carpet tiles and fluorescent lighting within suspended ceilings. Heating is by way of cill radiators.

There is excellent natural light – adjustable blinds are fitted in most areas.

A big advantage is the car parking available, up to 6 dedicated spaces per 1,000 sq ft leased.

Accommodation

A Schedule of Available Suites is attached.

Leases

Flexible terms are offered up to 5 years with a Landlord break on three months' Notice after 8th December 2020.

Service Charge

This is a comprehensive service charge for the building including heating, lighting & maintenance of the Car Park.

Rates

Currently being re-valued. Payable by Tenant, when finished.

Rent

£14.50 per sq ft including comprehensive service charge

EPC

The building has an EPC Certificate Grade D – copy available on request.

Legal Fees

Each party is responsible for their own legal fees.

Viewing

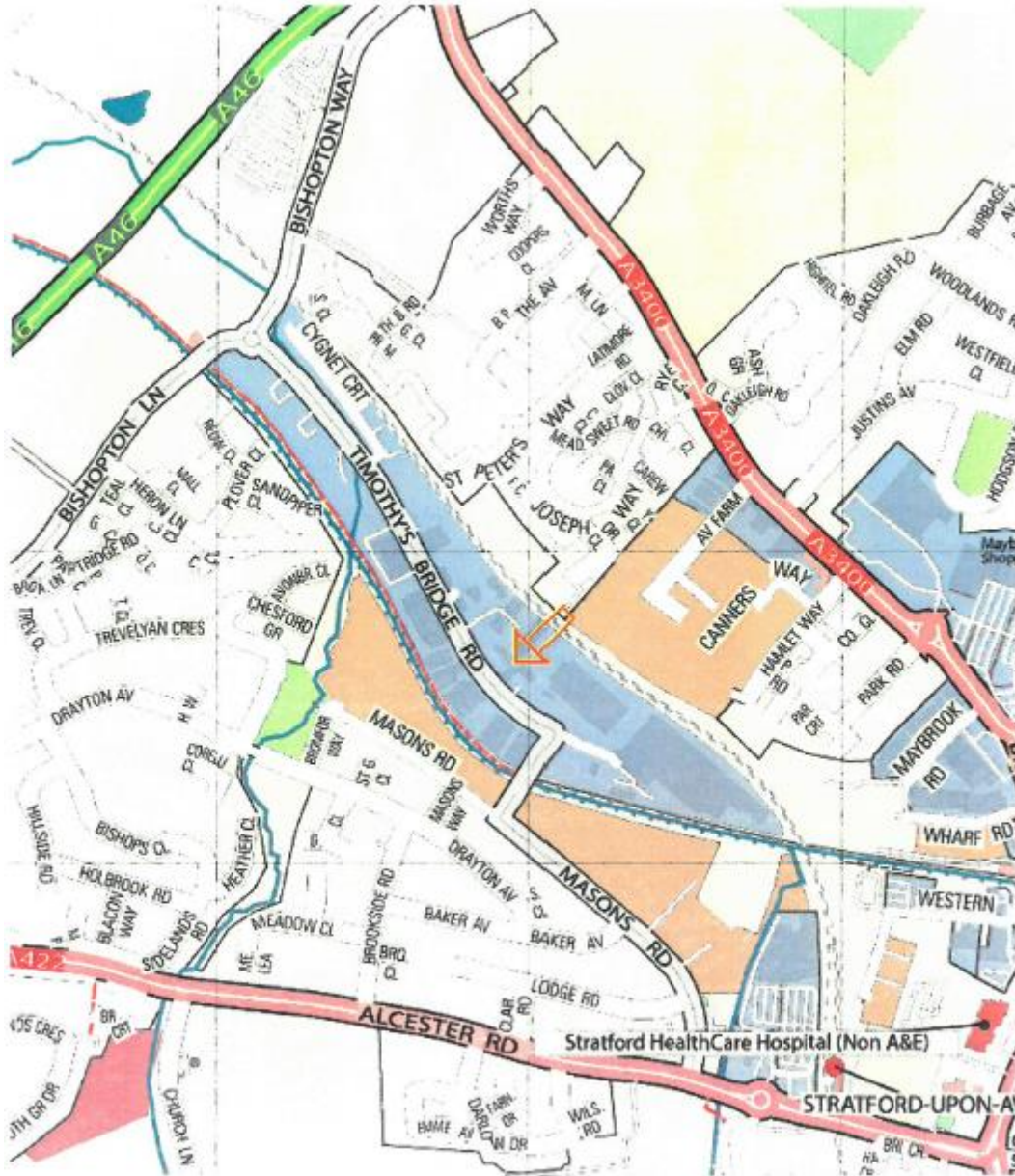
Strictly by appointment, through the sole agents Simon Allen & Associates.

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FLOOR	DESCRIPTION	AREA – SQ M (SQ FT)	COMMENT
GROUND			UNDER OFFER
a) WEST WING	OFFICES FILE ROOM TOTAL	136.08 (1,465) 45.88 (494) 181.96 (1,959)	
b) SOUTH WING	OFFICE SUITE	346.44 (3,729)	LET
FIRST			
a) SOUTH & WEST WINGS (COMBINED AREA)	OFFICE SUITE	884.71 (9,523)	LET
b) EAST WING	OFFICE SUITE MEETING ROOM TOTAL	263.25 (2,834) 17.57 (189) 280.82 (3,023)	LET
SECOND			
a) EAST WING	OFFICE SUITE	300.41 (3,234)	
THIRD			
a) SOUTH WING	OFFICE SUITE	548.43 (5,903)	