



22 The Waterways
Birmingham Road
Stratford upon Avon CV37 0AW

OFFICE TO LET



- **In key business area close to Maybird Retail Park and major building supply companies**
- **Secure Estate with low service charge**
- **Modern commercial premises fitted to a high standard**
- **First Floor Offices, display or storage accommodation**
- **3 Parking spaces**

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Continued 2.

Situation

Stratford upon Avon is a centre for rural Warwickshire, offering a choice of shopping, social, educational and recreational amenities in an attractive setting. The road network allows easy access to many important centres including Birmingham (25 miles), Warwick and Leamington Spa (8 and 10 miles respectively) and the M40 motorway is only 6 miles away.

Direct train services run to Birmingham and London from Stratford upon Avon.

The Waterways comprises a select, modern and secure commercial courtyard development running directly off the Birmingham Road adjoining the Premier Inn, with other retail and commercial occupiers in the near area.

22 The Waterways comprises a two storey commercial premises with the Ground Floor occupied. Well fitted first floor office accommodation is available, which is also suitable for display and/or storage purposes. The accommodation includes a WC and Kitchenette, plus the benefit of 3 car parking spaces.

Accommodation

First Floor

Offices and/or Storage –1,088 sq ft (101.12 sq m)

Tenure

A new Full Repairing and Insurance lease granted outside the Landlord and Tenant Act 1954, for a term of years to be agreed,

22 The Waterways, Stratford upon Avon

at a rent of **£9,800 pa plus VAT.**

Service Charge

A competitive Service Charge will be levied for shared building services and the upkeep and maintenance of the Estate.

Rates

Business Rates to be shared with the Ground Floor on a pro rata basis.

Services

The Tenant will be responsible for water, electricity and gas charges as appropriate.

Insurance

The Landlord will insure the property and recover the premium from the Tenant.

Energy Performance

The attached Energy Performance Certificate (EPC) shows a rating of Band C with a score of 61 points.

Legal Fees

The legal costs incurred by the Landlord in connection with the grant of the lease will be the responsibility of the ingoing Tenant.

Directions

From Stratford upon Avon Town Centre take the Birmingham Road and after passing through the two sets of traffic lights, turn left immediately past the Premier Inn. Continue to the end of the road (with the canal on your left), through the entrance gates to The Waterways and No. 22 can be found on the right hand side.

Viewings

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

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Location Plan

