

## **STRATFORD UPON AVON**

**In Prime Business Location**

**TO LET**

**OFFICES WITH EXCELLENT SPECIFICATION**

**763 sq ft (70.85 sq m)**



**Ground Floor, Unit Fourteen, The Courtyard, Stratford Enterprise Park,  
Timothy's Bridge Road, Stratford upon Avon CV37 9NP**

- **Easy access from main arterial road**
- **Dedicated Parking Spaces For 2 Cars**
- **Mainly Open Plan plus Meeting Rooms**
- **Comfort Cooling**
- **On local Park & Ride route**
- **Flexible Terms**

**Tel: 01789 415819**

**Email: [simon@simonallenandassociates.co.uk](mailto:simon@simonallenandassociates.co.uk)**

**Situation**

The Courtyard is situated on Timothy's Bridge Road in Stratford Enterprise Park which has now become the premier business district of the town, being less than a mile north of the town centre. The railway station is approximately half a mile and The Courtyard lies on the route of the local park and ride bus service, parking for which is within a quarter of a mile.

**Description**

Unit 14 is a self-contained ground floor office in a terrace of 3 similar units, the whole courtyard comprising some 16 high quality office units.

Externally the building is of a good quality low maintenance brick finish with aluminium framed windows under a pitched tiled roof. Internally the accommodation has been well maintained, presenting mainly an open plan office area including 2 part glazed meeting rooms and both male, female and disabled toilet facilities, the latter incorporating a shower.

The accommodation which is a self-contained ground floor suite has suspended high quality metal floors covered by carpet tiles, LG compliant fluorescent lighting within suspended ceilings which also incorporate an independent electrically powered comfort cooling system.

**Accommodation**

The internal floor area, net of the entrance hall, stairs, landings and toilets, totals 786 sq ft (73 sq m). Near the building are 3 reserved car parking spaces.

**Lease**

The unit is offered by way of a new lease on flexible terms.

**Rent**

Ground Floor	£11,000 pa
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**Service Charge**

A service charge will be payable in addition, plus electricity.

**Rates**

The unit is currently assessed as one with the First Floor. This will need to be split following occupation. Tenant will be responsible for any charges.

**EPC**

Attached.

**Legal Fees**

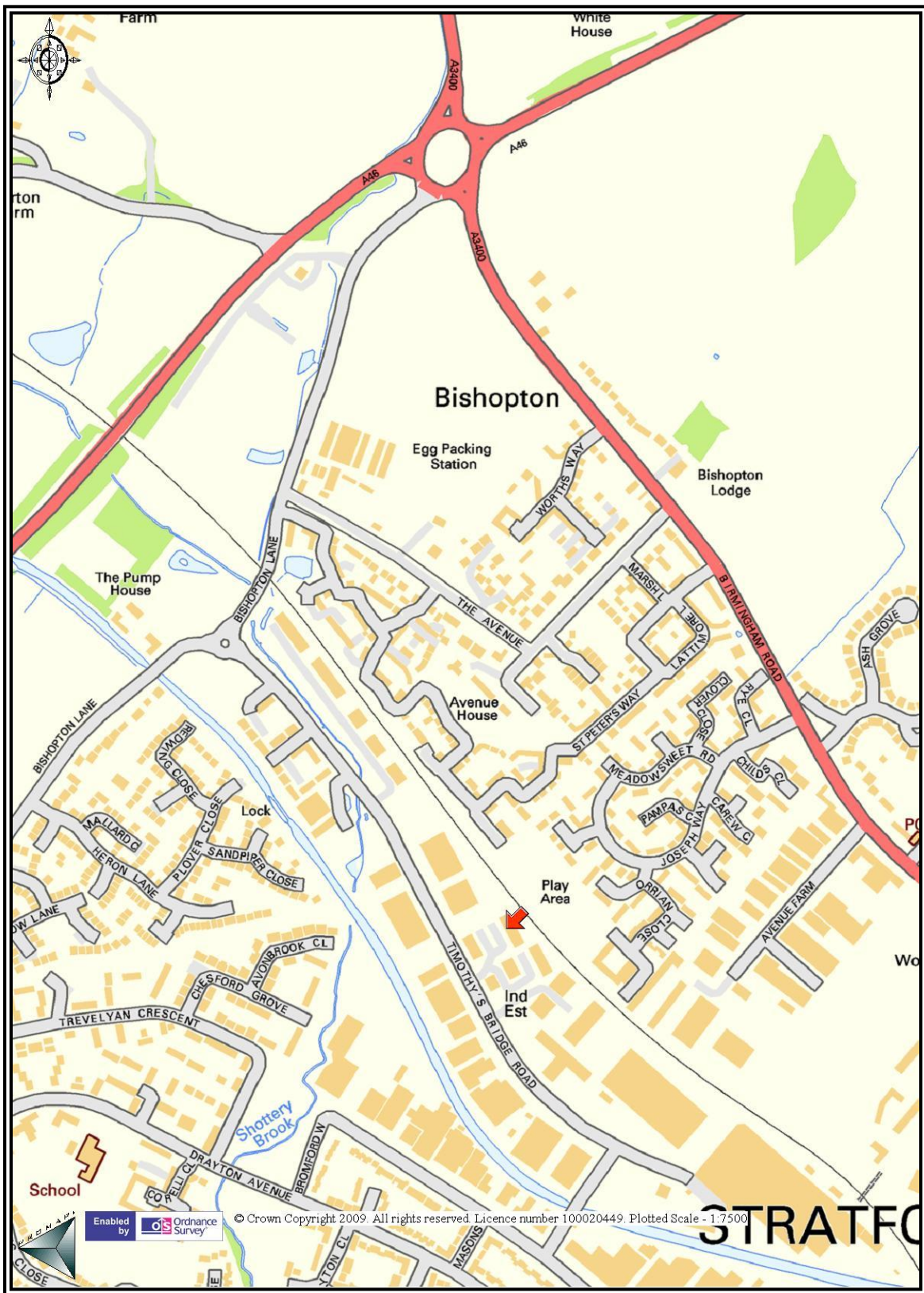
Each party is responsible for their own legal fees

**Viewing**

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

Tel: 01789 415819.

Email: [simon@simonallenandassociates.co.uk](mailto:simon@simonallenandassociates.co.uk)



Location Plan

Simon Allen & Associates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i the particulars are set out as a general outline for intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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- v every effort has been made to ensure the dimensions and floor areas are accurate. They are in accordance with the RICS Code of Measuring Practice. Interested parties should verify these for themselves.

# Energy Performance Certificate

Non-Domestic Building



**GROUND FLOOR**  
 Unit 1, The Courtyard  
 Timothys Bridge Road  
 Stratford Enterprise Park  
 STRATFORD-UPON-AVON  
 CV37 9NP

**Certificate Reference Number:**  
 0220-6988-0397-0031-5044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

**A+**

.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**85**

This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
 Building environment: Air Conditioning  
 Total useful floor area (m<sup>2</sup>): 73  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 60.42

## Benchmarks

Buildings similar to this one could have ratings as follows:

**38** If newly built

**102** If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.