

## **STRATFORD UPON AVON**

**In Prime Business Location**

**TO LET**

**OFFICES WITH GENEROUS PARKING**

**896 sq ft (83.29 sq m)**



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

- **Easy access from main arterial road**
- **Dedicated Parking Spaces For 3 Cars**
- **Self-Contained Suite**
- **Mainly Open Plan Office and Kitchen**
- **To be Redecorated and Re-carpeted**
- **Comfort Cooling**
- **On local Park & Ride route**

**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**

First Floor Unit 2 is a self-contained suite in a two storey office in a terrace of 4 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 a part glazed meeting room, fitted kitchen and both male, female and disabled toilet facilities, the latter incorporating a shower which are shared with the ground floor.

The accommodation which is in a self-contained first 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 heating and cooling system.

### **Accommodation**

The internal floor area net of the entrance hall, stairs, landings and toilets totals 896 sq ft (83.29 sq m). To the front of building are 3 reserved car parking spaces.

### **Lease**

The unit is offered by way of assignment of existing lease which expires 24<sup>th</sup> December 2018. It may be possible to extend the term.

### **Rent**

First Floor                      £11,325 pa

### **Service Charge**

The current service charge for the unit is based on 50% of Landlord's expenditure including electricity.

### **Rates**

The whole unit is currently assessed as £15,750 Rateable Value which will be split between ground and first floors.

### **EPC**

Awaited.

### **Legal Fees**

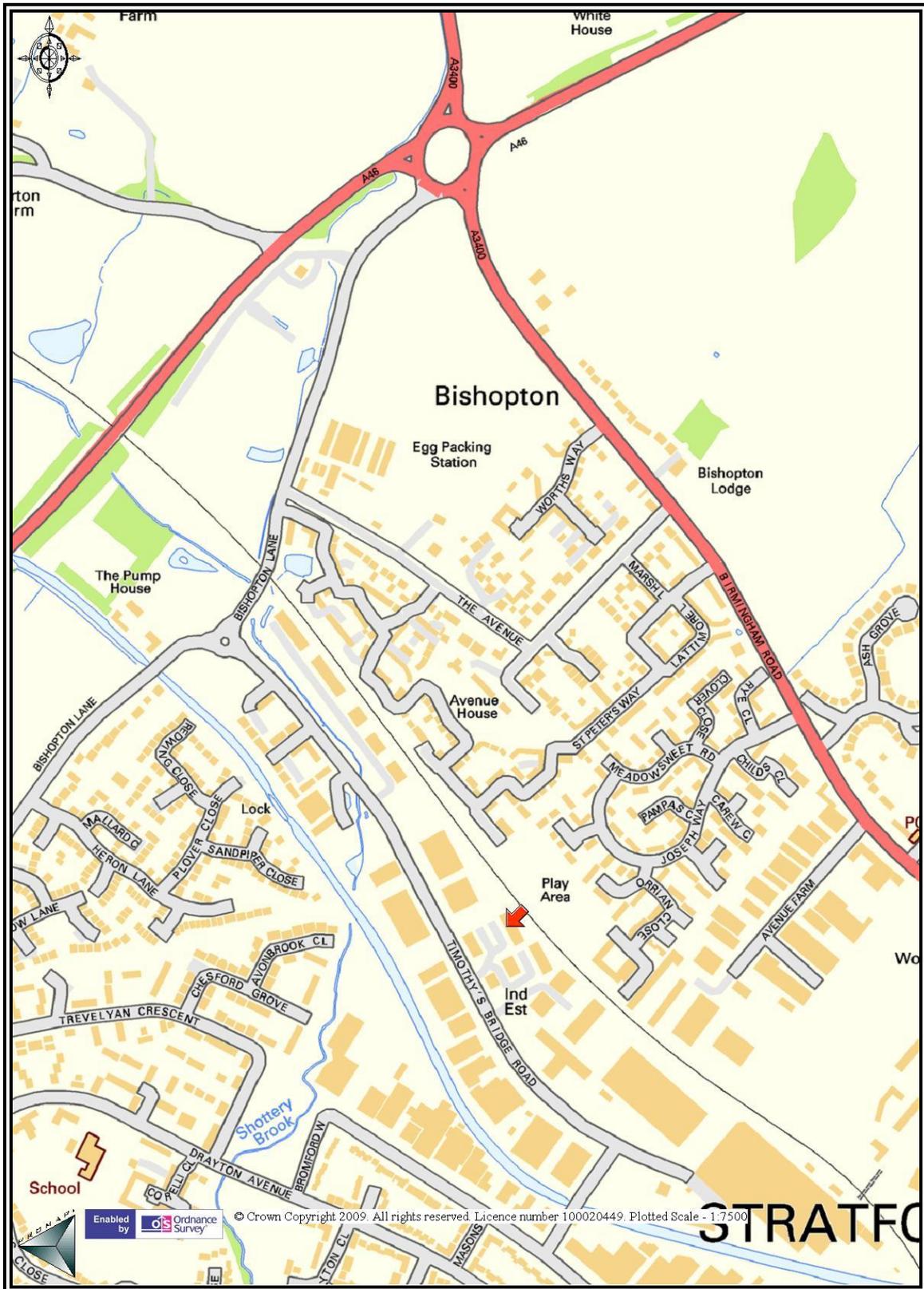
Each party is responsible for their own legal fees

### **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

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