

## **STRATFORD UPON AVON**

**In Prime Business Location**

**TO LET**

**OFFICES WITH GENEROUS PARKING**

**1,671 sq ft (155.20 sq m)**



**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 7 Cars**
- **2 Self-Contained Suites**
- **Mainly Open Plan Offices and Kitchens**
- **Comfort Cooling**
- **On local Park & Ride route**
- **Rent £22,000 pa**

**Tel: 01789 415819**

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**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 2 comprises two self-contained suites 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 open plan office areas including a part glazed meeting room, fitted kitchens and both male, female and disabled toilet facilities, the latter incorporating a shower.

The accommodation 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 1,671 sq ft (155.20 sq m). To the front of building are 7 reserved car parking spaces.

**Lease**

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

**Rent**

First Floor £22,000 pa

**Service Charge**

The unit pays a service charge for maintenance of the common areas of the Estate.

**Rates**

The unit is assessed in parts.

Ground Floor £6,900 R.V.

First Floor £7,300 R.V.

Car Spaces £ 1,750 R.V.

A small business may be eligible for rates relief.

**EPC**

Awaited.

**Legal Fees**

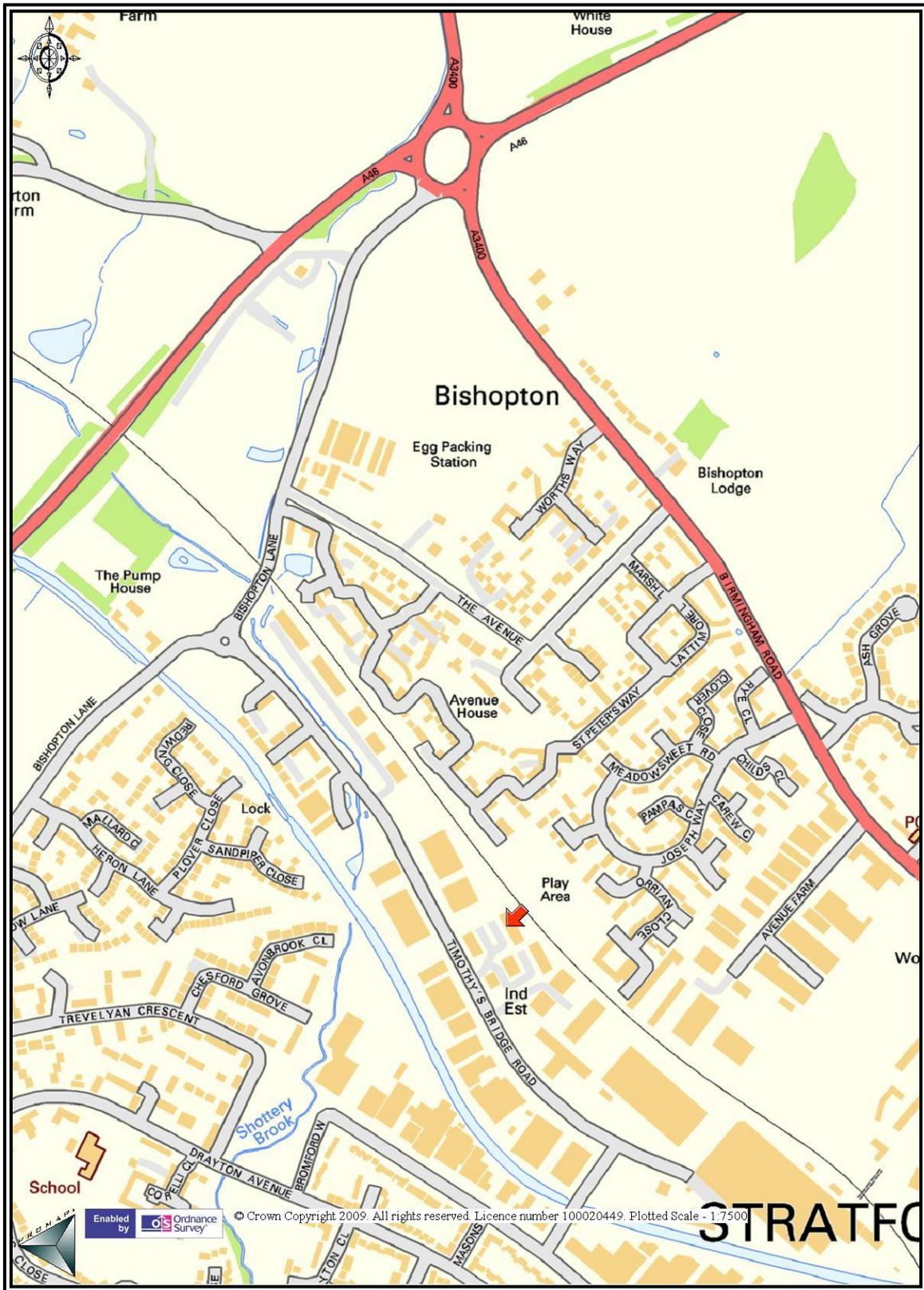
Each party is responsible for their own legal fees

**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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