

## **STRATFORD UPON AVON**

**In Prime Business Location**

**TO LET OR FOR SALE  
OFFICES WITH GENEROUS PARKING**

**1,603 SQ FT (148.94 SQ M)**



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

- **Easy access from main arterial road**
- **Dedicated Parking Spaces For 8 Cars**
- **Mainly Open Plan plus Meeting Rooms and Kitchen**
- **Excellent Natural Light**
- **Comfort Cooling**
- **On local Park & Ride route**
- **Flexible Terms**

**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 3 is a self-contained 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 reception area, a part glazed meeting room, fitted kitchen 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 cooling system.

**Accommodation**

The internal floor area, net of the entrance hall, stairs, landings and toilets, totals 1,603 sq ft (148.94 sq m). To the front of building are 8 reserved car parking spaces.

**Lease**

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

**Rent**

£20,750 pa

**Sale Price**

£280,500 Freehold

**Rates**

The unit is currently assessed as 3 units:  
Ground Floor Front - £2,950  
Ground Floor Rear - £2,650  
First Floor - £7,300

**EPC**

Awaited.

**Legal Fees**

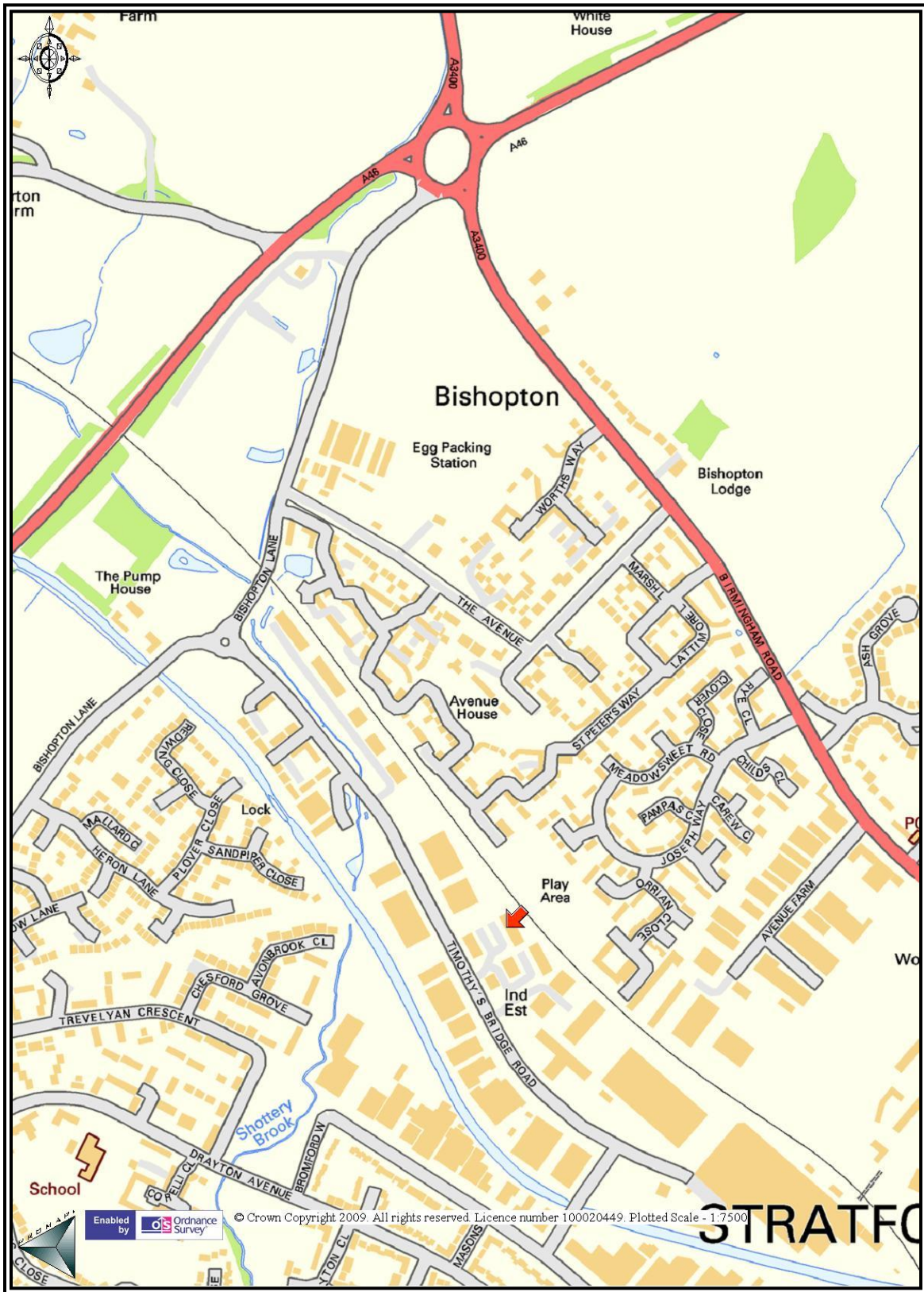
Each party is responsible for their own legal fees

**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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