

TIM COX ASSOCIATES

COMMERCIAL PROPERTY CONSULTANTS

AN EXCELLENT OFFICE SUITE TO LET



SUITE 1A CROFT COURT CROFT LANE TEMPLE GRAFTON B49 6PW

- RENT £18,000 PER ANNUM EXCLUSIVE
- GROSS INTERNAL AREA 1,325 SQ.FT (123.50 SQ M)
- 5 CAR PARKING SPACES PLUS VISITORS PARKING
- BEAUTIFUL RURAL SETTING
- LANDSCAPED SURROUNDINGS & COMMUNAL AREAS

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MISREPRESENTATION ACT 1967 Tim Cox Associates for themselves that: (i) the particulars are set out as a general outline only for the part of, an offer or contract:(ii) all descriptions, dimensions, reference other details are given in good faith and are believed to be correct but statements or representations of fact but must satisfy themselves by person in the employment of Tim Cox Associates has any authority to make or give any representation or warranty in relation to this property.

and for the vendor or lessors of this property whose agents they are, give notice guidance of intending purchasers or lessors, and do not constitute to condition and necessary permissions for use and occupation and any intending purchasers or tenants should not rely on them as inspection or otherwise as to the correctness of each of them: (iii) no

SITUATION

Temple Grafton is in a beautiful rural setting, conveniently located for access to many centres including Stratford upon Avon and Alcester (4 miles), Evesham (10 miles), Redditch (10 miles), Warwick/Leamington Spa (15 miles) and Birmingham (22 miles). The M40 is just 10 miles away giving access to the wider motorway network. The National Exhibition Centre, National Agricultural Centre, Birmingham International Airport and Station are all within about 45 minutes' drive.

DESCRIPTION

Croft Court lies on the northern outskirts of the village in an elevated position enjoying lovely rural views. The buildings were completed in 2004 and finished to a high specification including insulated cavity walls with brick elevations and pitched slate clad roofs, oil fired central heating, ash wood joinery, ceramic tiled ground floors, oak finished floors, and double glazed windows.

The buildings stand well back from the road and are approached through a single vehicular access via brick pillars with electric gates which open automatically during business hours.

Suite 1A has 5 allocated parking spaces and there is additional visitors parking for the complex. There are lawned communal areas with trees and shrubs for the use of staff as well as gravel and paviour areas between the two main buildings with inset planting.

ACCOMMODATION

Suite 1A has a gross internal floor area of 1,325 sq ft (123.50 sq m) arranged on two floors and enjoys a delightful outlook over countryside to the rear. The accommodation comprises: reception/general office, managers office, kitchen and 2 wc's on the ground floor, with a general office together an additional private office.

Please note: Every effort has been made to ensure that the above floor areas are accurate. They are in accordance with the Code of Measuring Practice. Fittings restricted measurement at the time of inspection. Interested parties should verify these for themselves.

LEASE

A new lease for a term of years to be agreed.

RENT

£18,000 per annum exclusive.

RATEABLE VALUE

£14,750 from 1st April 2023 plus £550 for 5 parking spaces

Please Note : We believe that for certain tenants that there may be no liability to pay rates, however this office gives no warranty that the rating values supplied and the sums of money expressed as being payable are accurate and the purchaser/tenant must rely upon their own enquiries with the Local Authority on 01789 267575 or <https://www.gov.uk/correct-your-business-rates>

SERVICE CHARGE

The Service Charge is currently charged at £2.25 per sq.ft per annum to cover items such as maintenance of grounds, camera surveillance, window cleaning, external redecoration, maintenance of sewage treatment plant, 24/7 security, generator, repair and maintenance of the structure etc.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SERVICES

Mains water, electricity and high-speed broadband are connected. Communal drainage to a sewage treatment plant within the control of the Management Company. Smoke and burglar alarms and emergency lighting are fitted.

EPC

Energy Rating: TBC

VAT

VAT will be payable.

VIEWING

Strictly by appointment with the Agents.

