

# TO LET

DOBSON  
GREY



Office  
To Let

Office 6/7, Swan House 11  
Guild Street,  
Stratford-upon-Avon,  
CV37 6RE

ENQUIRE TODAY  
**01789 298 006**  
[WWW.DOBSON-GREY.CO.UK](http://WWW.DOBSON-GREY.CO.UK)

TO LET | £680 pcm

## Summary

### Office 6/7, Swan House, 11 Guild Street, Stratford-upon-Avon, CV37 6RE

The available office is situated within Grade II listed 11 Guild street. The office is situated on the Ground Floor with the benefit of a shared WC and kitchenette facilities. The office comes with the additional benefit of shared use of a meeting room located on the Ground Floor available at an additional cost.

The offices are located diagonally opposite Shakespeare's Birthplace Trust gardens, with a convenient shortcut pedestrian route to the main shopping area.

The property is available from 1 May 2026

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## LOCATION

The Property is centrally located just on Guild Street in Stratford-upon-Avon town centre. A market town since 1196, Stratford-upon-Avon is steeped in history, most famously as Shakespeare's birthplace and burial place.

It is located just off the Warwick Road, one of the main arterial routes into and out of Stratford-upon-Avon. This provides access to the M40 motorway (via junction 15) just 6.4 miles away.

The property is within walking distance of the town's main shopping area where an array of national high street retailers, independent outlets and leisure destinations can be found. Other nearby amenities include a leisure centre, the Maybird Shopping Centre and a library.

Multiple parking areas are available very close to the property including 14 Guild Street, Fountain Dry Cleaners, Windsor Street, Birmingham Road and Bridgefoot Car Park.

## OVERVIEW

- Located in Stratford-upon-Avon town centre.
- Approximately 30.26 sq m (325.71 sq ft) ground floor office accommodation.
- Within close proximity to a wide range of amenities and popular tourist destinations.
- Parking available at additional cost.
- WIFI available at an additional cost.
- Space that will grow as you grow with the shared use of meeting space.



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## DESCRIPTION

### Services

Electricity and mains water are connected to the property which has mains drainage. Heating in the office is via gas fired wall mounted radiators. Heating and lighting is included in monthly rent.

### Repair and Maintenance

The property is let on full repairing and insuring terms.

### Business Rates

Business rates are not included in the rent. Interested parties should make their own enquiries in this regard.

### Floor Area

The office has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) May 2015 on a Net Internal Area (NIA) basis. The communal areas and meeting room have been excluded from our measurements.

There is no parking with the property.

The office space measures to approximately 30.26 sq m (325.71 sq ft).

### Rent and Agreement

The property is available on flexible lease terms by way of a commercial business tenancy. The quoting rent is £680 per calendar month.

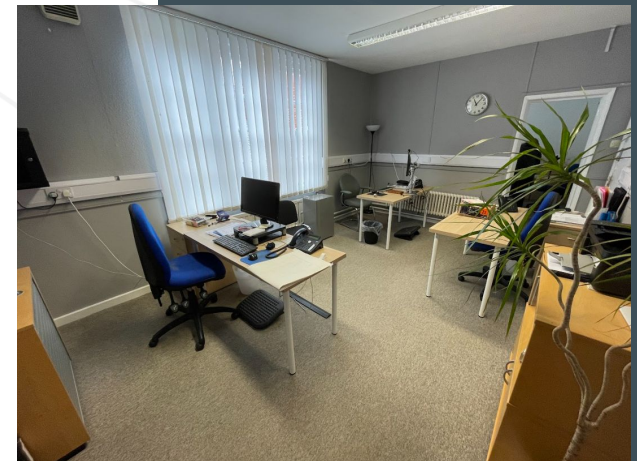
### Deposits

In order to secure the property a non returnable deposit of £1,000 is required. This will go towards the rent deposit of three months rent and the initial months rent needed before commencement of the tenancy.

This rent deposit will be credited to the tenant's account. At the end of the tenancy it will be returned less any rental arrears or accrued dilapidations which may be due at the expiry of the tenancy.

### Costs

The successful applicant will be required to pay a fee of £100 plus VAT for carrying out a credit check.



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# IMPORTANT NOTICE

Dobson Grey for themselves and for the Owners of this property whose Agents they are, give notice to anyone who may read these Particulars as follows:

These Particulars are prepared for the guidance only of intended tenants. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.

Nothing in these Particulars shall be deemed to be statement that the property is in good repair order or condition or otherwise, nor that any facilities are in good working order.

The photographs appearing in these Particulars show only certain parts and aspects of the property at the time when the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Neither Dobson Grey nor any of their employees has any authority to make or give any warranty in relation to this property.

Any areas measurements or distances referred to herein are approximate only.

Where there is any reference in these Particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser.

Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

## VIEWINGS

What3words: ///drop.funds.catch

All viewings to be strictly by prior appointment and accompanied, please contact:

**Harry Bennett**  
Junior Surveyor

Telephone: **01789 298006**

Email: **hbennett@dobson-grey.co.uk**

**Aimee Chambers**  
Apprentice Surveyor

Telephone: **01789 298006**

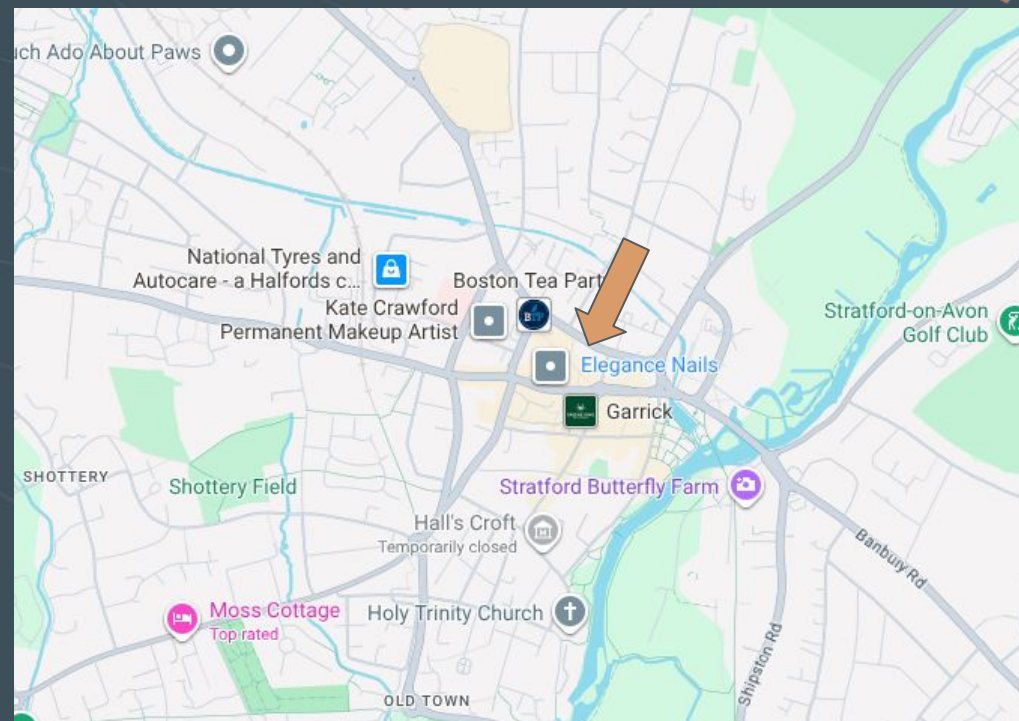
Email: **achambers@dobson-grey.co.uk**

### SUBJECT TO CONTRACT

1. These particulars are not an offer or contract, not part of one. You should not rely on statements by Dobson Grey Ltd in the particulars or by word of mouth or in writing ('information') as being 'actually accurate about the property, its condition or its value. Neither Dobson Grey Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, Seller(s) or Lessor(s).
2. Photos, Measurements etc: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental to a purchase or tenancy, then the purchaser or tenant must rely on their own enquiries or those, which may be performed by their appointed advisers upon reasonable notification of Dobson Grey Ltd.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice. All prices and values quoted are exclusive of VAT, which will apply.
5. The vendor reserves the right not to accept the highest, or any offer made.
6. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

Please see links to the following Guidance regarding the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs). <https://www.gov.uk/marketing-advertising-law/regulations-that-affect-advertising>

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TECHNICAL SERVICES CONSULTANTS