

TIM COX ASSOCIATES

COMMERCIAL PROPERTY CONSULTANTS

OFFICES TO LET



SUITE 1B HATTON ROCK BUSINESS CENTRE STRATFORD UPON AVON CV37 0NQ

- **CHARACTER OFFICES IN ATTRACTIVE RURAL LOCATION**
- **LARGE OPEN PLAN FIRST FLOOR WITH VAULTED CEILING**
- **GROSS INTERNAL AREA 1,132 SQ FT (105.17 SQ M)**
- **EXCELLENT ACCESS TO THE M40 (J15)**
- **5 PARKING SPACES**
- **RENT £16,000 PER ANNUM**

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.

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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

Hatton Rock is an attractive rural location in the Warwickshire countryside, just 3 miles from Stratford town centre. The property has great transport links, being on the Warwick Road with easy access to the M40 (J15) circa 3 miles via the A46. Warwick town centre is approx. 5 miles away and Leamington Spa 7 miles.

ACCOMMODATION

Suite 1B has a gross internal area of 1,132 sq ft arranged on two floors and enjoys a delightful courtyard setting. The accommodation comprises reception area with wc and kitchenette on the ground floor with stairs to an open plan office with exposed beams and feature lighting.

Reception:	178 sq ft	(16.54 sq m)
Kitchenette:	125 sq ft	(11.61 sq m)
First Floor:	829 sq ft	(77.02 sq m)

TOTAL AREA 1,132 sq ft (105.17sq m)

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

The offices are offered on a new full repairing and insuring lease for a term of years to be agreed. .

RENT

£16,000 per annum exclusive.

RATEABLE VALUE

The property is currently assessed with the ground floor of a similar size suite with a total rateable value of £25,250. The Valuation Office are currently creating two separate assessments.

There is a separate rateable value for the parking spaces of £550.

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

There is a variable service charge of approx £450 to cover maintenance, repair and upkeep of the building. The tenants will be responsible for their own utility bills, phone/broadband and business rates.

EPC

Energy Rating Band D.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

VAT will be payable where applicable.

VIEWING

Strictly by appointment with Tim Cox Associates. Telephone: 01789 269444/
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