

TIM COX ASSOCIATES

COMMERCIAL PROPERTY CONSULTANTS

GROUND FLOOR OFFICES TO LET



9 SHOTTERY BROOK STRATFORD UPON AVON CV37 9NR

- GROUND FLOOR OFFICES
- LARGELY OPEN PLAN
- COMFORT COOLING AND ELECTRIC HEATING
- 1056 SQ FT (98.1 SQ M)
- 4 CAR PARKING SPACES
- RENT £12,500 PER ANNUM

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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

The premises are situated in an established commercial location approximately one mile north of Stratford upon Avon town centre and within easy access to the A46, the M40 Motorway (J15). The premises are also close to the Park and Ride with a regular bus service to the town centre.

DESCRIPTION

The property comprises a ground floor office largely open plan with one small office, and wc facilities. The premises benefit from an excellent kitchen and breakout area, comfort cooling and an electric heating system with panel radiators. There are windows to all sides of the property with adjustable blinds fitted throughout, and the property benefits from 4 car parking spaces.

NET INTERNAL AREA**1,056 SQ.FT****(98.1 SQ/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 premises are offered on a new lease for a term of years to be agreed.

RENT

£12,500 per annum

RATEABLE VALUE

£14,250 from 1st April 2026

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>

SERVICES

Mains electricity, water and drainage are connected.

SERVICE CHARGE

There is a service charge for the building including lighting and heating of the communal areas, and maintenance of the estate. The latter is approximately £500 per annum.

EPC

Available from the agents

LEGAL COSTS

Each party is responsible for their own legal fees.

VAT

VAT will be payable where applicable.

VIEWING

Strictly by appointment with the Letting Agents.

