

Unit 4, Hatton Rock Business Park,
Hatton Rock,
Stratford-Upon-Avon,
CV37 0BX

TO LET

BUSINESS UNIT/WAREHOUSE

- Total Gross Internal Floor Area 2745 sq.ft. (255.02 sq.m.)
- including Integral Offices 552 sq.ft. (51.28 sq.m.)
- Parking and Loading
- Well located just off the Warwick Road (A439)
- Convenient for access to Stratford upon Avon and A46/Longbridge roundabout
- Use Class E/B8

Rent: £16,500 Per Annum Plus VAT



LOCATION

Stratford-upon-Avon is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 6 miles at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5 and M6 as well as affording a straightforward route to London and the South.

HATTON ROCK

is situated approximately one mile from the A439 Warwick Road to the north of Stratford-upon Avon conveniently placed for access to the A46 dual carriageway and to Longbridge island (M40 motorway).

DESCRIPTION

A refurbished business unit, which is situated on a rural business park with good access, loading and parking. The ground floor accommodation comprises workshop/warehouse, together with integral offices, single bay with painted concrete floors and an eaves height of approximately 11ft. with pendant LED lighting. Accessed via electrically operated roller shutter door, 9'10" wide x 11'7" clear height.

The offices have suspended ceilings with recessed lighting, perimeter trunking and carpets. There is a kitchenette area having sink, and single WC.

ACCOMMODATION

Workshop/Warehouse - 2193 sq.ft. (203.74 sq.m.)
Integral Offices and WC - 552 sq.ft. (51.28 sq.m.)

Total Gross Internal Floor Area - 2745 sq.ft. (255.02 sq.m.)

LEASE

A new Full Repairing and Insuring lease for a minimum term of three years. The buildings insurance premium is recharged pro-rata in addition to the rent.

SERVICE CHARGE

The tenant is responsible for paying a service charge in addition to the rent, which is presently £850 per annum. This goes towards the maintenance of the external areas and also communal septic tank/drainage.

SERVICES

Mains single phase electricity (three-phase may be available) separately metered. Mains water separately metered. Private drainage. There is no mains gas.

BUSINESS RATES

The current rateable value is £11,500* (* applicable for business rate relief, subject to the necessary requirements).

EPC

The current EPC rating is C (53). A full copy of the Energy Performance Certificate is available upon request.

VAT

All prices and rents are quoted exclusive of VAT, which will be payable in addition.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the Sole Letting Agents:

Peter Clarke & Co

Commercial

01789 415444 (option 5)



DISCLAIMER

Peter Clarke & Co LLP, themselves and for the vendors / lessors of this property whose agents are, give notice that (1) These particulars are set out as general guide only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or presentations of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, fixtures and fittings, referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) No person employed by Peter Clarke & Co LLP has authority to make or give any representation or warranty whatsoever in relation to this property. (5) All prices / rents are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract