

HIGH QUALITY MODERN OFFICES TO LET

TIM COX ASSOCIATES

COMMERCIAL PROPERTY CONSULTANTS

ARDEN COURT **Arden Street** **Stratford upon Avon** **CV37 6NT**

Arden Court is a modern, high quality office development built in 1999 with excellent on site parking and landscaping. The offices are situated on the northern side of historic Stratford upon Avon within easy walking distance of the town centre and Maybird Retail Park and is also a short distance from the A46 Stratford upon Avon bypass via the Birmingham Road.

- **HIGH QUALITY OFFICES TO LET**
- **OFFICE AVAILABLE AS A WHOLE OR INDIVIDUAL SUITES**
- **1,292 – 7,398 SQ FT (120.03 – 687.30 SQ M)**
- **GAS FIRED CENTRAL HEATING**
- **GENEROUS ON SITE PARKING**
- **FLOOR PLANS AVAILABLE FROM THE AGENTS**



ARDEN COURT, ARDEN STREET, STRATFORD UPON AVON

DESCRIPTION

Arden Court is a modern two-storey courtyard office development which is split into six separate suites, excellent parking and landscaping. The offices have the benefit of gas fired central heating, double-glazed windows and a blocked paviour car park. There is a public car park adjoining the development.

Fitted out to a high standard with carpeting, modular low energy fluorescent lighting, surface trunking and under floor cable ducting.

OFFICES:

<u>Suite No.</u>	<u>Sq ft</u>	<u>Sq m</u>	<u>Parking spaces</u>
Suite 1:	2465	229	9
Suite 2:	2338	212.20	8
Suite 4A:	1292	120.00	5
Suite 4B:	1303	121.05	5

TOTAL AREA: 1,292 – 7,398 SQ FT (120.00 – 687.25 SQ M)

LEASE:

The offices are available on a new effectively full repairing and insuring lease via a service charge for a term of years to be agreed.

RENT:

Suite 1:	£37,000 pa
Suite 2:	£35,000 pa
Suite 4A	£18,750 pa
Suite 4b	£18,900 pa

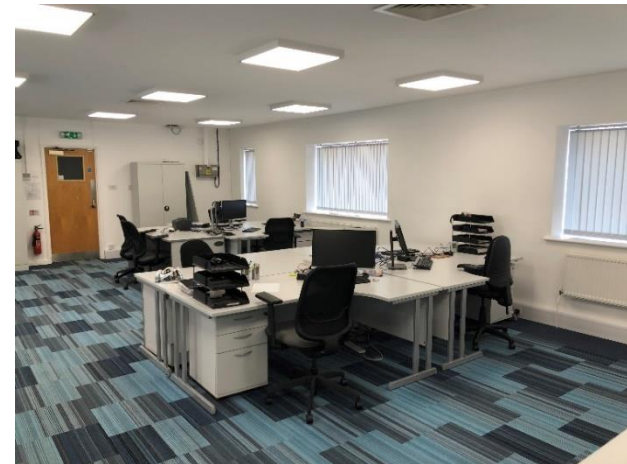
RATEABLE VALUE:

All of the suites are currently assessed as one with a rateable value of £101,000.

The parking spaces are assessed separately.

SERVICE CHARGE:

There is a variable service charge to cover the repairs and maintenance of the whole building and the cleaning, lighting and maintenance of the common area including the car park. Approx cost £1.60 per sq ft per annum. Further details available from the Agents



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LEGAL COSTS:

Tenants will be responsible for their own legal costs in the transaction

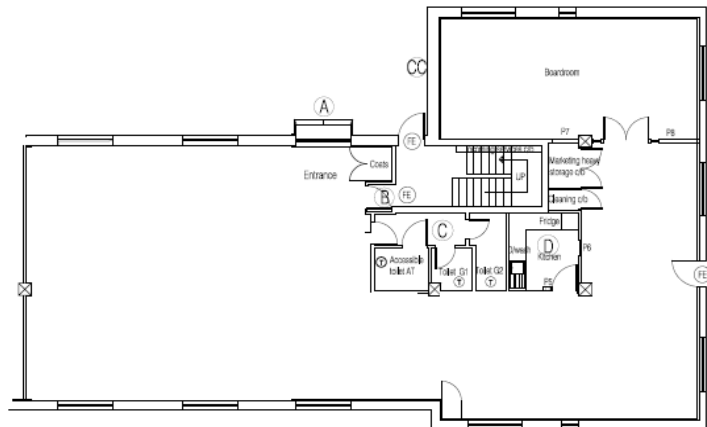
VAT:

The landlords have elected to charge VAT

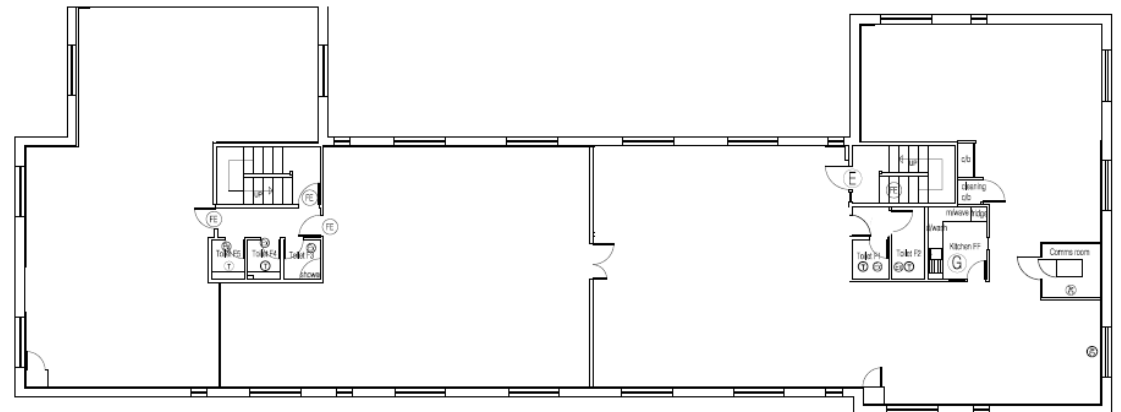
VIEWING:

Strictly by prior appointment with the Agents.

FLOOR PLANS:



Ground Floor Suite 1
2,465 sq ft



First Floor Suite 4B
1,303 sq ft

First Floor Suite 4A
1,292 sq ft

First Floor Suite 2
2338 sq ft

Guild Street, Stratford-upon-Avon,
Warwickshire CV37 6QY
Tel: 01789 269444 Fax: 01789 295532
www.timcox.co.uk
E-MAIL: enquires@timcox.co.uk

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