

TIM COX ASSOCIATES

COMMERCIAL PROPERTY CONSULTANTS

MODERN OFFICES TO LET



15 THE COURTYARD TIMOTHYS BRIDGE ROAD STRATFORD ENTERPRISE PARK STRATFORD UPON AVON CV37 9NP

- **GROUND AND FIRST FLOOR OFFICES FITTED OUT TO A GOOD STANDARD**
- **TOTAL AREA 1,566 SQ FT (145.5 SQ M)**
- **SITUATED ON AN ESTABLISHED BUSINESS PARK**
- **4 CAR PARKING SPACES**
- **RENT: £21,000 PER ANNUM**

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

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

Located in a popular and established courtyard with gated access. The Courtyard is situated approximately one mile northwest of Stratford upon Avon town centre and within easy access to the A46 and the M40 (J15) and the whole of the Midlands network.

ACCOMMODATION

The accommodation comprises the ground and first floors of a two-storey modern office building with kitchen and wc facilities, comfort cooling and parking for 4 cars. The offices are currently fitted out as a large meeting room and catering facility on the ground floor and offices on the first floor. The intention is to be stripped of the current fit out and redecorated and recarpeted throughout.

Ground Floor	800 sq ft	(74 sq m)
First Floor:	766 sq ft	(71.2 sq m)

TOTAL AREA 1,566 sq ft (145.5 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 offices are offered on a new lease for a term of years to be agreed. .

RENT

£21,000 per annum exclusive.

RATEABLE VALUE

The ground and first floors are currently separately assessed.

Ground Floor: £9,900 from 1st April 2023
£9,900 from 1st April 2026

First Floor: £9,800 from 1st April 2023
£9,800 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>

SERVICE CHARGE

The service charge is approximately £525 per quarter (£2,100 pa). This includes the maintenance of the landscaped areas, refuse collection and external window cleaning etc. 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/
alison.davies@timcox.co.uk

