

TIM COX ASSOCIATES

COMMERCIAL PROPERTY CONSULTANTS

MODERN OFFICE BUILDING FOR SALE



6 SHOTTERY BROOK OFFICE PARK TIMOTHYS BRIDGE ROAD STRATFORD UPON AVON CV37 9NR

- **TENURE: LEASEHOLD FOR A TERM OF 125 YEARS FROM 2004**
- **DETACHED TWO STOREY OFFICE BUILDING**
- **FITTED OUT TO A GOOD STANDARD**
- **NET USABLE AREA 2,410 SQ FT (223.90 SQ M)**
- **SITUATED ON AN ESTABLISHED BUSINESS PARK**
- **8 CAR PARKING SPACES**
- **OFFERS IN THE REGION OF £395,000**

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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 Situated in a popular courtyard of offices, approx 1.5 miles to the north of Stratford town centre, occupying an excellent location just off the A3400 and the A46 which leads to the M40 (J15). Timothy's Bridge Road has a good mix of businesses including warehouse and retail units, headquarter office buildings, Business Centre and other offices and warehouse units.

ACCOMMODATION The accommodation comprises a detached two-storey modern office building built circa 20 years ago and fitted out to a good standard. The internal layout on the ground floor comprises two open plan suites either side of the central staircase with a fully fitted kitchen. The lobby includes a disabled wc and stairs to the first floor. One suite on the first floor to one side of the landing is open plan with a fully fitted kitchen and a boardroom and private office to the other side. Suspended ceilings, carpet tiles and electric heating throughout. Parking for 8 cars.

Ground floor net usable area: 1225 sq ft (113.81 sq m).

First floor net usable area: 1185 sq ft. (110.09 sq m)

TOTAL AREA: 2410 sq ft (223.90 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.

TENURE Leasehold. The property is held on a 124 year lease from 1st October 2004 on a peppercorn rent.

PRICE Offers in the region of £395,000.

RATEABLE VALUE The four office suites are currently separately assessed. Details are available from the Agents.

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 in respect of the landscaping and car park areas of circa £1,200 per annum.

EPC Available from the Agents.

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

VAT VAT will be payable on the sale.

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