

Sampson Moore

PROPERTY INVESTMENT CONSULTANTS

WAREHOUSE SPACE

TO LET

CIRCA 4,900 sq ft



COOKES HOUSE, 11 TIMOTHY'S BRIDGE ROAD, STRATFORD UPON AVON, CV37 9NQ

- Ground floor warehouse space available for sub-let.
- Located under mezzanine level (to be built).
- 4,900 sq ft approx.
- Indicative price £14 per sq ft to include rent and rates.
- Ample parking areas to the side.
- Flexible or short-term agreement available.

Botts Green Hall, Coleshill, Birmingham B46 2NZ

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LOCATION

Stratford-upon-Avon is a Warwickshire town well known as the birthplace of William Shakespeare. It lies 19 miles south-west of Coventry and 29 miles south-east of Birmingham. The town lies 6 miles from Junction 15 of the M40, which is accessed via the A46 trunk road. From there the M40 leads to London and Birmingham and the A46 continues northwards to Coventry.

The property is prominently located on the south-west side of Timothy's Bridge Road within the main industrial and commercial area of Stratford-upon-Avon. The town centre lies less than a mile to the south, and Stratford Parkway train station and the Park and Ride half a mile to the north.

DESCRIPTION

The property forms part of a modern industrial warehouse building of steel portal frame construction. The elevations are part brick with profiled metal cladding above.

The available space comprises a section of ground floor warehouse space under a mezzanine floor (to be constructed).

There is car parking to the side of the property.

ACCOMMODATION

	<u>sq ft</u>	<u>sq m</u>
Warehouse	4,900	455.2

TERMS

The property is available on a flexible agreement.

RENT

Indicative price £14 per sq ft to include rent and rates.

EPC rating

D (85).

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

Please contact:

Stephen Moore,

Sampson Moore,

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email: srsmoore@sampsonmoore.co.uk



SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

MISREPRESENTATION ACT 1967

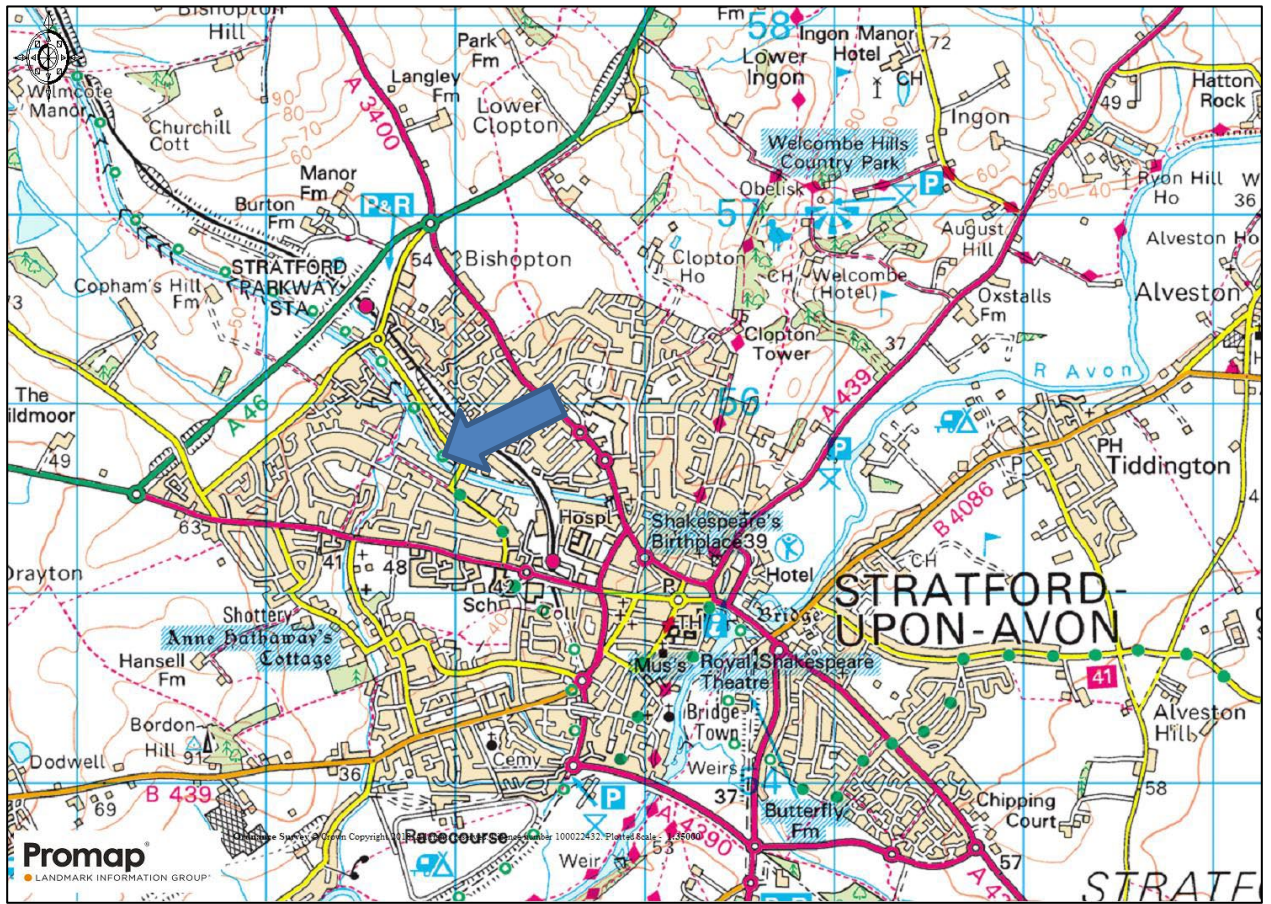
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Left hand loading door serves available space



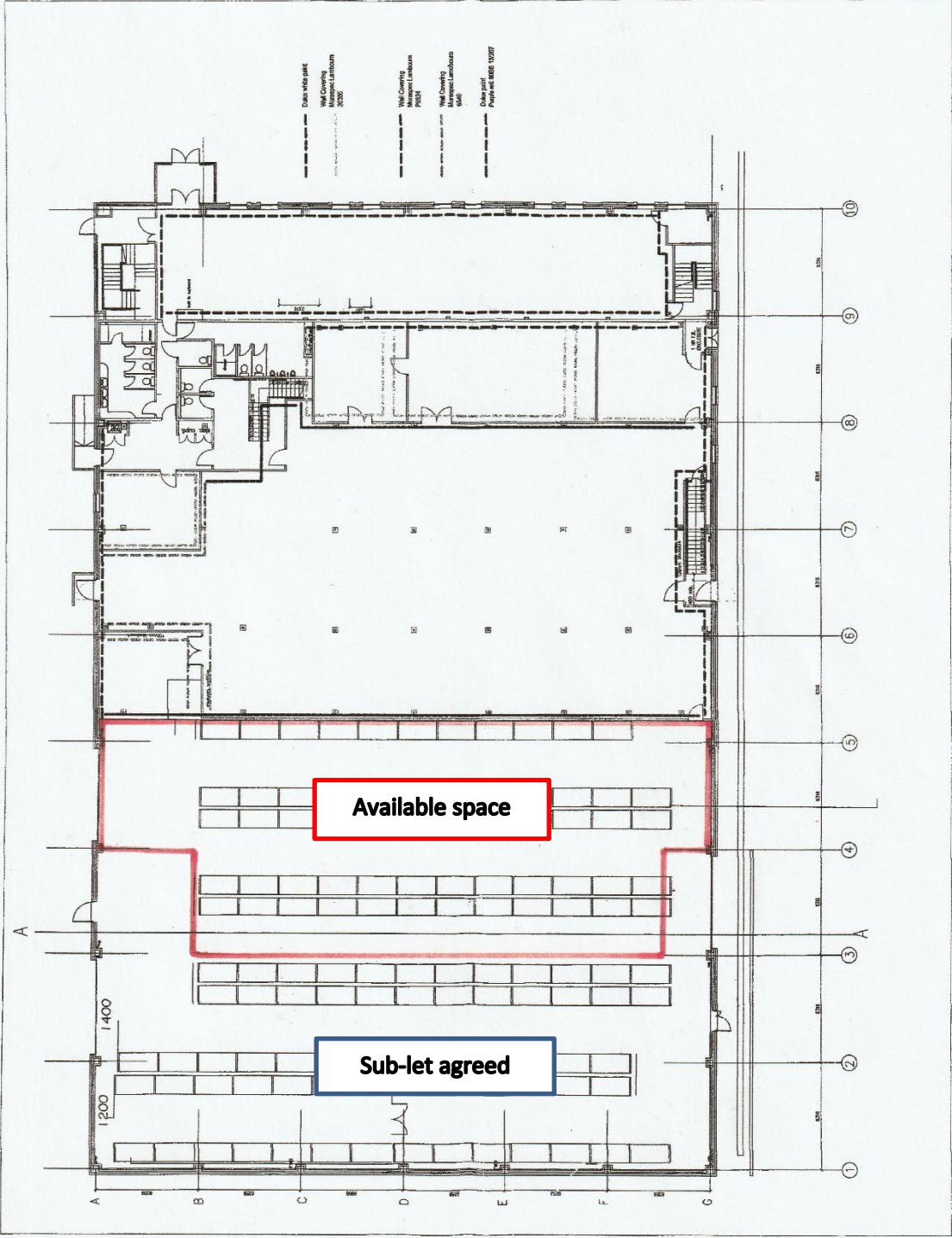
Left hand half of this space is available (below mezzanine to be constructed to 3m height approx.)
Let agreed to right hand half.




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STTEL
 Drawing No. STTEL-001
 Project No. 01-03-0001
 Date: 11/10/01
 Scale: 1/8" = 1'-0"

1. Title
 2. Date
 3. Designer



- Data into plate
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 Metal Ceiling
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