

Simon Allen
&
ASSOCIATES



STRATFORD-UPON-AVON

In Prime Business Location

TO LET

OFFICES WITH GENEROUS PARKING

2,288 sq ft (212.44 sq m)



Unit 17, Shottery Brook Office Park,
Timothy's Bridge Road, Stratford upon Avon CV37 9NR

- Easy access from main arterial road
- Dedicated Parking Spaces for 9 Cars
- Mainly Open plan plus Meeting Rooms & Kitchen
- Excellent Natural Light
- On local Park & Ride route
- Vacant Possession on completion

Tel: 07711 633650

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Simon Allen & Associates Chartered Surveyors
Moreton House, Moreton-in-Marsh, Gloucestershire GL56 0LH
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www.simonallenandassociates.co.uk



Continued 2.

Unit 17, Shottery Brook Office Park

Situation

Unit 17 is situated in Shottery Brook Office Park off Timothy's Bridge Road which has now become the premier business district of the town, being less than a mile north of the town centre. Stratford Parkway railway station is close at hand and lies on the route of the local park and ride bus service, parking for which is within a quarter of a mile.

Description

Unit 17 is a detached ground and first floor office building, forming part of Shottery Brook Office Park comprising some 16 high quality office units.

Externally the building is of a good quality low maintenance brick finish with aluminium framed windows under a pitched tiled roof. Internally the accommodation has been fitted out to a high standard, presenting open plan office areas, fitted sink and base unit and both male, female and disabled toilet facilities, the latter incorporating a shower.

The accommodation has suspended floors covered by carpet tiles, LG compliant fluorescent lighting within suspended ceilings. With windows to all sides, there is excellent natural light – adjustable blinds are fitted to the ground floor.

Accommodation

The internal floor area net of the entrance hall, stairs, landings and toilets totals 2,288 sq ft (212.44 sq m). To the front of building are 9 reserved car parking spaces.

Rent

Rent £30,000 per annum.
Lease term flexible (minimum of 3 years).

Service Charge

There is a service charge for the unit including lighting & maintenance of the Estate.

Rates

The unit is currently assessed:
Ground Floor - £15,500 RV
First Floor - £15,250 RV

EPC

Band C (see attached report).

Legal Fees

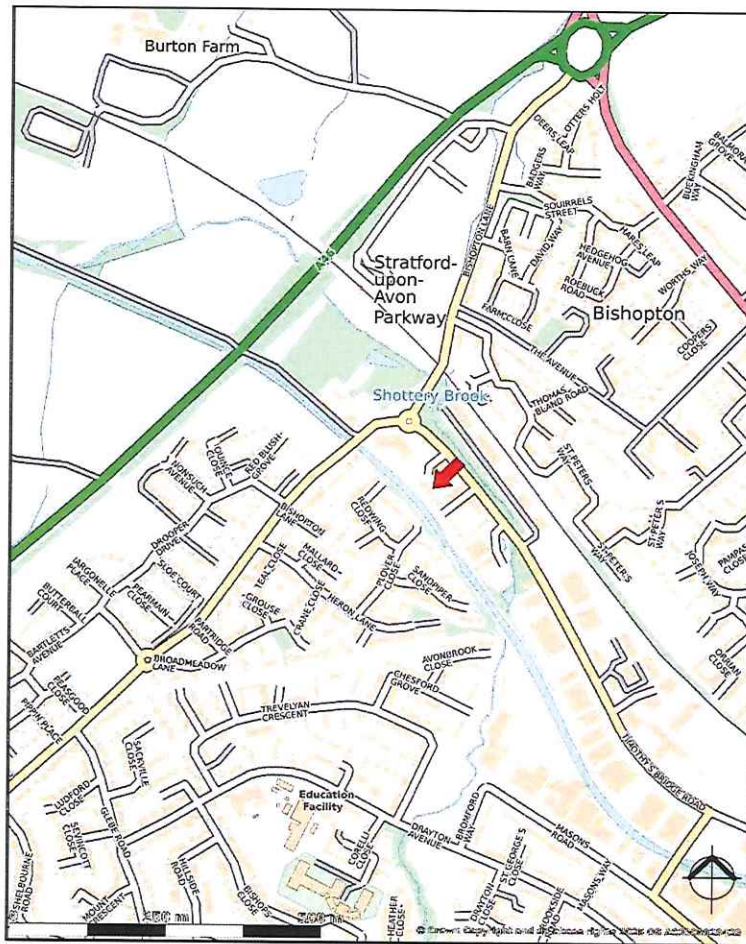
Each party is responsible for their own legal fees.

Viewing

Strictly by appointment, through the sole agents Simon Allen & Associates.

Tel: 07711 633650

Email: simon@simonallenandassociates.co.uk



Simon Allen & Associates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i the particulars are set out as a general outline for intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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- iii no person in the employment of 'Simon Allen & Associates' or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property;
- iv all rentals and prices are quoted exclusive of VAT;
- v every effort has been made to ensure the dimensions and floor areas are accurate. They are in accordance with the RICS Code of Measuring Practice. Interested parties should verify these for themselves.

Energy performance certificate (EPC)

Unit 17 Shottery Brook Office Park Timothys Bridge Road Stratford Enterprise Park STRATFORD-UPON-AVON CV37 9NR	Energy rating	Valid until: 12 June 2035
	C	Certificate number: 6135-9311-8663-5285-1343

Property type	Offices and Workshop Businesses
Total floor area	234 square metres

Rules on letting this property

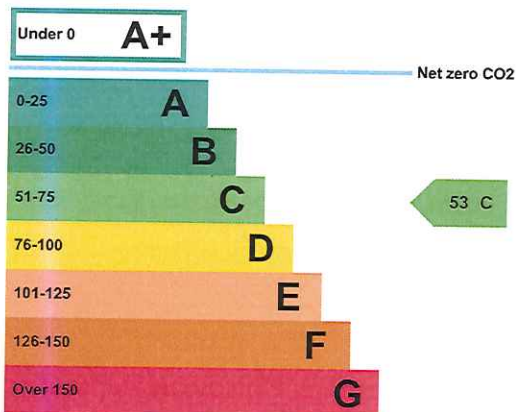
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

13 A

If typical of the existing stock

50 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	21.31
Primary energy use (kWh/m ² per year)	231

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2619-8028-5249-0031-2241\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stephen Brear
Telephone	01789450283
Email	mail@brearassociates.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER500157
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Brear Associates Ltd
Employer address	The Beer House, Atherstone Hill, Atherstone on Stour, Stratford upon Avon, CV37 8NF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 May 2025
Date of certificate	13 June 2025

