



## STRATFORD UPON AVON

### TO LET

OFFICES CLOSE TO TOWN CENTRE



**ELTA HOUSE, BIRMINGHAM ROAD,  
STRATFORD UPON AVON CV37 0AQ**

- ◆ From 506 sq ft (47.0 sq m) to 1,293 sq ft (120.12 sq m).
- ◆ Refurbished.
- ◆ Within walking distance of Town Centre and rail station.
- ◆ Available immediately.
- ◆ Car Parking Space Available.

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### Situation

Elta House is well located within easy walking distance of Stratford upon Avon Town Centre in a prominent position on the junction of the A3400 Birmingham Road and Arden Street. The major edge of town retail park, Maybird Centre, is close at hand with an excellent range of shops. To the Ground Floor there is a Dental Practice. There is a Public Car Park adjacent.



### Description

The accommodation comprises a suite of six offices of good size, the majority of which have replacement picture windows to the front. The offices are on the first floor in Elta House and are secure and self-contained. There are separate Male and Female WC facilities on the ground and first floors, together with tea-point facility.

### Accommodation

Office 1 – 138 sq ft (12.82 sq m)  
 Office 2 – 120 sq ft (11.15 sq m)  
 Office 3 – 168 sq ft (15.61 sq m)  
 Office 4 – 445 sq ft (41.34 sq m)  
 Office 5 – 270 sq ft (25.08 sq m)  
 Office 6 – 725 sq ft (6.69 sq m)  
 Office 7 – 80 sq ft (7.43 sq m)

Offices 1, 2, 3 & 7 totalling 506 sq ft are currently vacant and offered as one suite.

Offices 4, 5 & 6 totalling 787 sq ft are currently occupied, but may be leased in addition to Offices 1, 2, 3 & 7 as one suite.

### Rent

Based on £15.00 per sq ft.  
 Minimum 506 sq ft @ £7,590 pa.  
 Maximum 1,293 sq ft @ £19,395 pa.  
 Plus rates, service charge and insurance.

### Lease

The offices are available on flexible lease terms which are open to discussion with the Tenant to be responsible for internal repair and decoration and the Landlord to maintain the structure of the whole and maintenance of common areas and the private car park.

### Service Charge

A service charge is payable to cover cost of cleaning and maintenance of common parts, heating of demise, electricity, plus repair of building fabric to exclusion of any damage occasioned by the Tenant. If suite is shared the service charge is £10.00 per sq ft to include electricity and lighting. If suite is taken as a whole the service charge is £4,000 pa, with the Tenant paying for electricity.

### Legal Fees

Each party to be responsible for their own legal fees in preparation of the Lease.

### Viewing

Strictly by appointment through the Sole Agents  
 Simon Allen & Associates.

Tel: 07711 633650

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