

RURAL OFFICE TO LET

4 Atherstone Hill, Atherstone on Stour, Stratford-Upon-Avon,
Warwickshire, CV37 8NF



- Versatile office accommodation in attractive rural location with fantastic views.
- Approximately 817 sq ft (76 sqm) on two floors.
- With easy access to motorway network and local amenities.
- Superfast broadband available.*
- Recently refurbished.
- Free on site parking.
- Only £825 per calendar month plus VAT
- Available from beginning **November 2019**.



October 2019

TO LET

1 Alscot Studios
Alscot Park
Atherstone on Stour
CV37 8BL



T: 01789 298 006

www.dobson-grey.co.uk



LOCATION

Atherstone Hill is located a mere 3 miles south of Stratford-upon-Avon. The A46 and A439 give easy access to Junction 15 of the M40 (approximately 10 miles away) for travel throughout the Midlands conurbation as well as to London and the north. There is ample parking and easy access for deliveries to the office. This letting offers you an office within easy reach of the region's business centres but has none of the downsides of a city or town location. Nearby amenities include Waitrose 2.3 miles away and The Bell Public House 1.2 miles away.

The Alscot Estate is known for its busy and thriving business community including international, national and local firms. The Alscot Estate has approximately 100 commercial properties occupied by well established companies ranging from office based companies such as marketing and exhibition designers and ICT consultants to a wide range of light industrial businesses.

DESCRIPTION

Main Office

5.3m x 4.9m (17'6" x 16'1") with two radiators.

Rear Office

3.6m x 3.1m (10'4" x 11'10") with a radiator and fitted shelving.

Inner Lobby

Off which are male and female WC's, each with low level suite and corner wash hand basin as well as a separate shower.



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SUBJECT TO CONTRACT

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Dobson-Grey Land & Development Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Dobson-Grey Land & Development Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Measurements etc: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental to a purchase or tenancy, then the purchaser or tenant must rely on their own enquiries or those, which may be performed by their appointed advisers upon reasonable notification of Dobson-Grey.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
5. The vendor reserves the right not to accept the highest, or any offer made.
Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson-Grey and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.
A copy of the Property Misdescriptions Act 1991 can be found online by following the following link: http://www.opsi.gov.uk/acts/acts1991/Ukpga_19910029_en_1.htm

A spiral staircase leads to the first floor providing:-

Kitchen

3.3m x 3.3m (10'9" x 10'8") (both maximum) with a full width work surface, stainless steel sink unit and space for a fridge etc., radiator included.

Archway to-

Office 3

3.4m x 3.1m (11'5" x 10'6") with exposed ceiling beams, radiator, fire escape exit which also provides an alternative access.

Office 4

5.3m x 3.25m (17'5" x 10'8") (effective measurements) plus under eaves store cupboards with fitted shelving, double radiator, window and recessed lighting. Attractive rural views.

Outside:

To the rear of the building is a small paved yard area with an oil storage tank with ample communal car parking adjacent.



FLOOR PLAN



TOTAL APPROX. FLOOR AREA 1007 SQ. FT. (93.8 SQ.M.)

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GENERAL INFORMATION

Services

Electricity and mains water are connected to the property which has a septic tank.
Heating is by oil central heating.

Outgoings

The Tenant is responsible for all utility charges including charges for electricity, water, telephone and business rates. The Alscot Estate insures all the buildings on the Estate under one policy. The individual premises insurance is recharged at cost, including insurance premium tax and VAT from the occupiers. The tenant is responsible for insuring the contents of the property. The landlord recharges the tenant for septic tank emptying.

Repair and Maintenance

The property is let on full repairing and insuring terms. The Landlord recharges the Tenant for external repair and maintenance.

Rent and Lease

The property is available on a commercial business tenancy. The lease will be for a period of time to be negotiated at a rent of £825 per calendar month plus VAT.

Deposits

Before commencement of the Lease and in addition to the initial month's rent, the tenant will be required to pay a deposit to the sum equivalent to two months rent, known as a security deposit. This sum will be credited to the tenant's account at the end of the tenancy, less any rental arrears or accrued dilapidations which may be due at the expiry of the tenancy.

Costs

The successful applicant will be required to pay a fee of £100 plus VAT for carrying out a credit check and in addition the cost of preparing the tenancy agreement.



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ADDITIONAL INFORMATION

Alscot has approximately 100 commercial units on the estate from high spec office space to open storage land. There is an onsite Maintenance team that looks after communal areas and are on hand to respond to day to day issues that may arise.



Conference/ Meetings

The Estate benefits from modern conference facilities with a wall mounted plasma flat screen display TV, providing the opportunity for tenants to host meetings and training days. Those working on the Estate can utilise the facilities as a discounted rate.

Broadband*

There is a private Broadband network which covers the Estate and can provide high speed connections to all Estate units. Please see www.southwarwickshirebroadband.co.uk for further details.

Viewing

To arrange a viewing or discuss the property, please contact either Keri Dobson or Justine Holt on 01789 298006 or email kdobson@dobson-grey.co.uk or jholt@dobson-grey.co.uk

IMPORTANT NOTICE

Alscot Estate for themselves and for the Owners of this property whose Agents they are give notice that:-

1. The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
2. All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
3. Nothing in the particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
4. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
5. Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made for parts of the property which are not shown in the photographs.
6. Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

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