

RURAL SERVICED OFFICE TO LET

2b Grove Business Park, Atherstone on Stour, Stratford-upon-Avon, CV37 8DX



- Attractive ground floor and first floor office in a rural location with easy access to motorway network and local amenities
- Approximately 42 m2 (444 square feet)
- On-site parking
- High speed Broadband Available



April 2023

OFFICE TO LET

1 Alscot Studios, Alscot Park
Atherstone on Stour
Stratford upon Avon
CV37 8BL



T: 01789 298 006

www.dobson-grey.co.uk

LOCATION

Unit 2b Grove Business Park is located just three miles south of Stratford-upon-Avon close to the main A3400 Stratford-upon-Avon to Shipston-on Stour road. The A46 and A439 give easy access to Junction 15 of the M40 only approximately 9 miles away giving fast access throughout the Midlands conurbation and to London, the South and the North. The premises were converted by the Alscot Estate in the 1980s from redundant brick and tile farm buildings. The Estate is in a delightful rural location as shown on the attached location plan. There is ample parking and easy delivery access to the unit.

Alscot Estate has over eighty commercial properties occupied by some well-established international companies as well as exciting young companies ranging from marketing and exhibition experts, IT consultants to light industrial workshops and steel fabricators.

DESCRIPTION

Ground Floor:

The ground floor of this unit extends to 25 sq m (279 sq ft) and is currently suitable office use. Single Entrance Door leads through to:

Office 1: 6.15m x 4.4m (20ft 2" x 14.5 ft) with 4 double electrical sockets, fluorescent lights, fusebox and store cupboard and stairs to first floor. There is a kitchen with stainless steel sink with cupboards under and one WC off the Kitchen.

First Floor:

The first floor is in the apex of the building with exposed beams.

Office 2: 4.15m x 4.4m (13.6ft x 14.5ft) with west facing velux window, three double sockets, BT points, fluorescent lighting. Door leads to external fire escape.

GENERAL INFORMATION

Services

There is surface trunking for an IT network throughout the offices. Electricity and mains water are connected to the property which has a septic tank. The property has electric heaters in each office.

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 to the occupiers. The tenant is responsible for insuring the contents of the property.



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 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 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 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.
3. VAT: VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
4. 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 Ltd 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.

Dobson-Grey are a firm regulated by the Royal Institution of Chartered Surveyors and the Consumer Protection from Unfair Trading Regulations (2008)(CPRS) and Business Protection from Misleading Marketing Regulations (2008)(BPRS). The RICS, the CPRS and MPRS protect consumers, business customers and competitors from unfair and unprofessional commercial practices. Should you feel you have been misled and have any complaints, in the first instance, direct them to our Complaints Handling Team. Should you require any additional signposting or support during any transaction, a member of the Dobson-Grey Team, is available to support you or your organisation.



Rent and Agreement

The property is available on an internal repairing and insuring lease. In addition estate costs (for example external decoration costs) are recharged to the tenant. The lease will be for a period of one year at a rent of £600 per calendar month plus VAT, payable monthly in advance. The tenant may be asked to provide a guarantor to the lease.

Costs

The successful applicant will be required to pay the cost of preparing the tenancy agreement in the sum of £150 (plus VAT)

Deposits

Before commencement of the tenancy and in addition to the initial quarters rent, the tenant will be required to deposit a sum equivalent to two months' rent. 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.

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.

April 2023 Doc ref: LD/TOLET/V1/22

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