



2b

DOBSON  
GREY

**TO LET**

**T: 01789 298 006**

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



### Overview

- Attractive ground floor and first floor office in a rural location
- Easy access to motorway network and local amenities
- Approximately 42 m2 (444 square feet)
- On-site parking
- Full Fibre Broadband available

### 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 and 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, fuse box 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.

### 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 £650 per calendar month plus VAT, payable monthly in advance. The tenant may be asked to provide a guarantor to the lease.

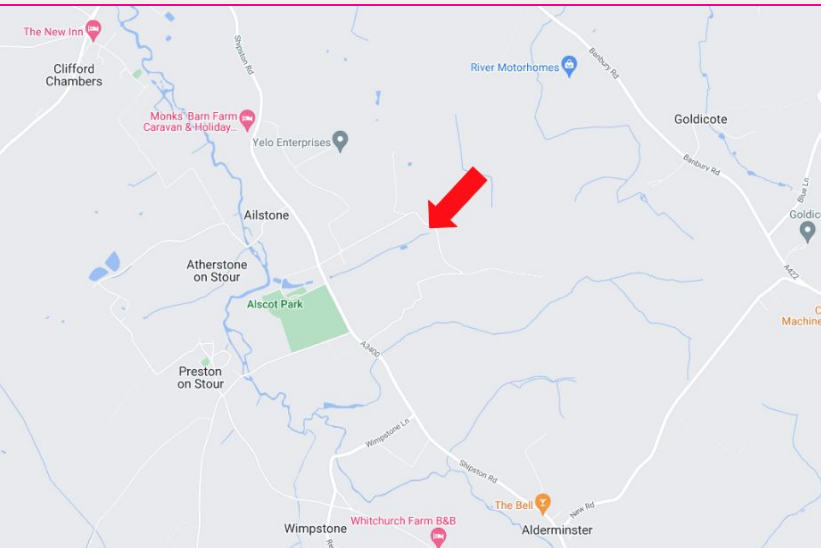
### Deposits

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.

### Costs

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





Source: Google Maps

### Viewings

All viewings to be strictly by prior appointment and accompanied, please contact Justine Holt or Harry Bennett via telephone 01789 298006 or email [jholt@dobson-grey.co.uk](mailto:jholt@dobson-grey.co.uk) or [hbennett@dobson-grey.co.uk](mailto:hbennett@dobson-grey.co.uk) to arrange a viewing of the site.

### IMPORTANT NOTICE

Alscot Estate for themselves and for the Owners of this property whose Agents they are, give notice to anyone who may read these Particulars as follows:

- i. These Particulars are prepared for the guidance only of intended tenants. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
- ii. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
- iii. Nothing in these Particulars shall be deemed to be statement that the property is in good repair order or condition or otherwise, nor that any facilities are in good working order.
- iv. The photographs appearing in these Particulars show only certain parts and aspects of the property at the time when the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
- v. Neither Alscot Estate nor any of their employees has any authority to make or give any warranty in relation to this property;
- vi. Any areas measurements or distances referred to herein are approximate only.
- vii. Where there is any reference in these Particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser.
- viii. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

### SUBJECT TO CONTRACT

1. These particulars are not an offer or contract, not 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 'actually 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 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 Ltd.
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 and values quoted are exclusive of VAT, which will apply.
5. The vendor reserves the right not to accept the highest, or any offer made.
6. 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.

Please see links to the following Guidance regarding the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs). <https://www.gov.uk/marketing-advertising-law/regulations-that-affect-advertising>