



**DOBSON  
GREY**

**TO LET**

**T: 01789 298 006**

**Suite 2, Atherstone Barns, Atherstone on Stour, Stratford upon Avon, CV37 8NE**



## Overview

- Versatile office accommodation in attractive rural location
- Ground floor suite approximately 33.5 sq m (361 sq ft)
- On-site parking
- Shared picnic area
- With easy access to motorway network and local amenities
- Full Fibre Broadband Available

## Location

Atherstone Barns is located just three miles south of Stratford upon Avon and is close to the main A3400. 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.

The Alscot Estate has around 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

The building is split into four suites which give flexibility to create areas of varying sizes to suit individual needs.

Suite 2 comprises two ground floor offices, edged red on the plan. There is access to the communal reception, kitchen and toilets.



## **General Information**

### **Services**

Electricity and mains water are connected to the property which has a septic tank. There is central heating throughout the office. Three of the suites share a ground floor reception, kitchen and toilets.

### **Outgoings**

There is an additional service charge of £160 plus VAT per calendar month which includes: waste & recycling, heating, electricity, cleaning and stocking of communal areas, business rates for communal areas and car parking, water & sewage, building insurance, external decoration and boiler servicing and maintenance.

Tenants are responsible for internal repair and for their own non domestic rates, contents insurance, telephones and broadband.

### **Rent and Agreement**

The property is available on commercial business tenancy. The leases will be for a period of time, in excess of 12 months, to be negotiated for a monthly rent of £495 per calendar month plus VAT.

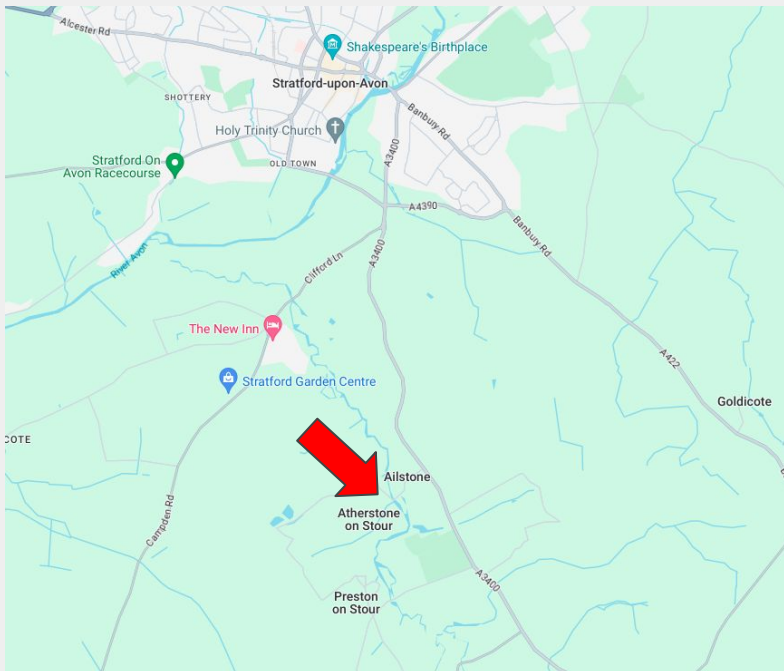
### **Deposits**

Before commencement of the tenancy and, in addition to the initial month's rent, the tenant will be required to deposit a 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 contribute to Landlord's costs for carrying out a credit check and in addition the cost of preparing the tenancy agreement.





Source: Google Maps

## Viewings

To arrange a viewing or discuss the property, please contact either Harry Bennett or Justine Holt on 01789 298006 or email [hbennett@dobson-grey.co.uk](mailto:hbennett@dobson-grey.co.uk) or [jholt@dobson-grey.co.uk](mailto:jholt@dobson-grey.co.uk)

## 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.

Date of particulars: April 2024

## 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>