

RURAL OFFICE TO LET

2 Whitehill Buildings, Alderminster, Stratford upon Avon, Warwickshire,
CV37 8BW

- Rarely available versatile office & storage/workshop unit
- Approximately 1,663 sqft (154.90 sqm)
- With easy access to motorway network and local amenities

- On-site parking
- Potential to convert fully to office space
- Exposed beams and other character features
- High speed Broadband available



TO LET

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www.dobson-grey.co.uk

LOCATION

Whitehill Farm Business Park is situated just off the Shipston Road 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 more than ninety 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

This unit has approximately 1,213 sqft (112.7sqm) of ground floor storage and a further 454 sqft (42.2sqm) of office space on the first floor.

Ground Floor

Total storage equates to approximately 1213 sqft (112.7 sqm) with double doors and access to kitchen and WC's.

Door leads to the hallway providing access to:

First Floor

With exposed beams and views overlooking the countryside.

Office 1: 25'11 x 11'2 (7.9m x 3.4m)

Office 2: 14' x 8' (4.3m x 2.4m)

Office 3: 11'11 x 8' (3.6m x 2.4m)

Outside

To the rear is a large gravel parking area. The building is one of four units around the courtyard.

RATEABLE VALUE

According to the Valuation Office records the property has a Rateable Value of £8,000. The current non domestic multiplier for Stratford-upon-Avon is 47.9p with effect from 1st April 2017. For further information visit the websites Stratford District Council and Valuation Office Agency.



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

SERVICES

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

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. The Landlord recharges the tenant for septic tank emptying.

REPAIR & MAINTENANCE

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

RENT & 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 £1,350 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 month's 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.

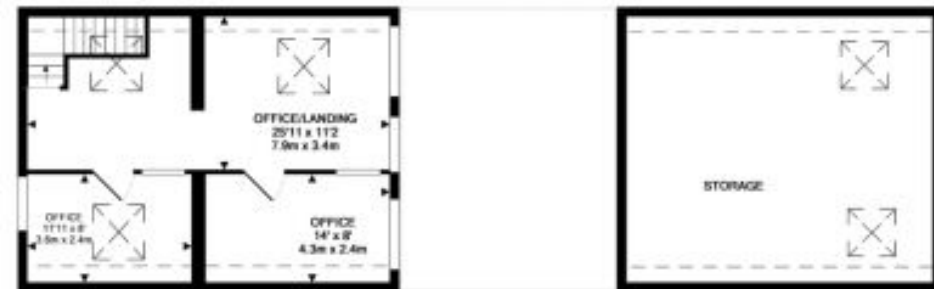
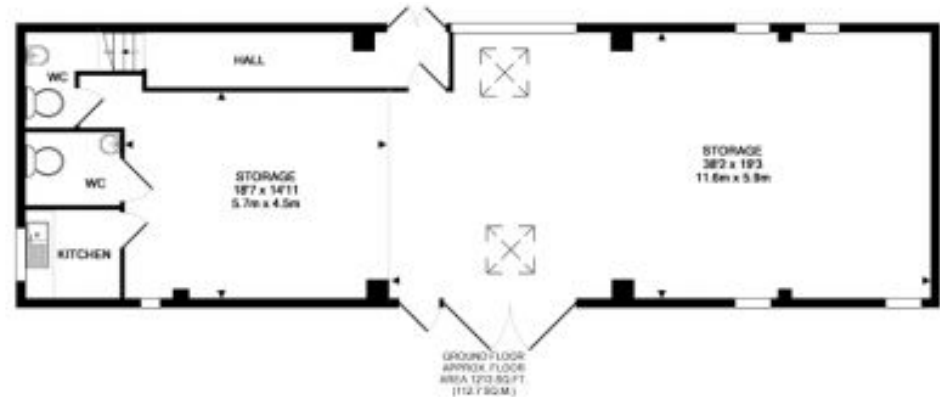
COSTS

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 in the sum of £150 (plus VAT)

*High speed broadband available at additional cost.

VIEWING

To arrange a viewing or discuss the property please contact either Keri Dobson or Hattie Matthews on 01789 298006 or email kdobson@dobson-grey.co.uk or hmatthews@dobson-grey.co.uk



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