

IDEAL START UP BUSINESS UNIT TO LET

1a Estate Yard, Atherstone on Stour, Stratford upon Avon,
CV37 8NB



- Versatile high quality ground floor office in an attractive rural location
- Rent £175 per month
- Approximately 100 Sqft (9.3 Sqm)
- Easy access to local and national road network and local amenities
- Broadband network available
- A range of services available; postal, printing and photocopying
- Onsite maintenance and management



TO LET

CONTACT:

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www.dobson-grey.co.uk

LOCATION

1a Estate Yard is situated in Atherstone-on-Stour located just 3 miles south of Stratford-upon-Avon and is 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 (approximately 10 miles away) for travel throughout the Midlands conurbation as well as to London and the North.

There is ample on site 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 3 miles away and The Bell Public House 2.8 miles away.

The Alscot Estate has more than 80 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 property comprises a single ground floor office, 3.3m x 2.76m (11.0ft x 3.2 ft) with a stable design entrance door, velux window, storage radiator, three telephone sockets, three double power points and three strip lights. There is built in shelving and additional loft space is available above, suitable for storage, which is accessible with a ladder (not included). The unit is 100 sq ft (9.3 sqm).

Cloakroom

WC with wash hand basin and water heater

OUTSIDE

Attractive shared grounds giving an ideal break-out/informal space. Ample parking is available as part of communal parking close to the unit office suite.

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 throughout.



May 2018

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

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

RATEABLE VALUE

According to the Valuation Office records the property has a Rateable Value of £840. The multiplier is 48 pence per £1 of Rateable Value assuming Small Business Multiplier for England for 1st April 2018 - 31st MARCH 2019.

COSTS

The successful applicant will be responsible for the cost of preparing the agreement which is £150 + VAT.

EPC AND FLOOR PLANS

The EPC and floor plans are available on request.

RENT & AGREEMENT

The property is available on a commercial business tenancy. The agreement will be for a period of time to be negotiated at a rent of £175 per calendar month (VAT exempt).

DEPOSITS

Before commencement of the tenancy and, in addition to the initial month's rent, the tenant will be required to pay 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.

VIEWING

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



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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.

There are a number of opportunities on the Estate and Alscot are always interested in listening to sound business ideas that could be accommodated on the Estate. To view other commercial and residential properties that may be available please visit our website www.dobson-grey.co.uk



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.

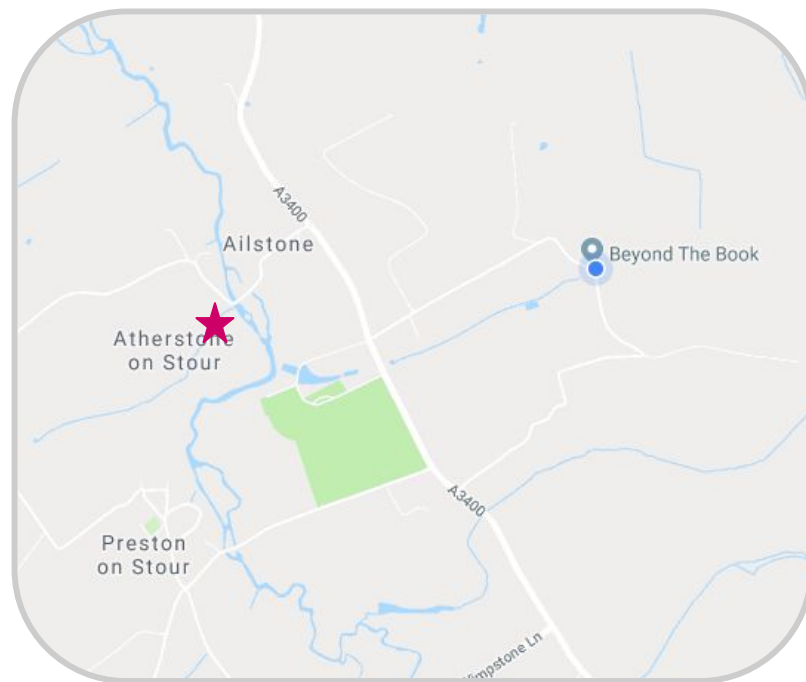
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IMPORTANT NOTICE

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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