

Suite B, Elta House, Birmingham Road, Stratford-upon-Avon



- High profile location with busy roadside frontage
- 2 parking spaces
- Close by: Canal side lunchtime walks, Town centre, Train Station, retail park
- 108.2 sqm (1 164 sqft)



TO LET

9 Grove Business Park
Atherstone on Stour
Stratford upon Avon
CV37 8DX



T: 01789 298 006

www.dobson-grey.co.uk

LOCATION

Elta House is located in Stratford upon Avon, Warwickshire a global tourist destination. Elta House is situated on the northern side of the town a short walk away from the popular Maybird Retail Park which has occupiers such as Asda Living, Next, Marks and Spencer Simply Food. To the south, also a short walk away, is Stratford town centre which benefits from a number of shops, restaurants and popular tourist attractions. Elta House is also situated close to the Stratford upon Avon Canal which provides tranquil canalside walks. The suite is situated fronting the Birmingham Road with its prominent roadside frontage. The location has great connectivity to the train station, 805 metres away via Western Road. Stratford Parkway with services to and from Birmingham City Centre is 1.6 miles up the Birmingham Road. Frequent bus services to Birmingham via the X20 service are available along the Birmingham Road.



SUITE B

The available office is an open plan office situated on the ground floor within this multi let office building with shared reception. Tenants include Alpaca Collection, Adcock Associates, DSI Maintenance and Enegis. Elta House benefits from exceptional roadside frontage on Stratford's busiest road, this provides tenants with great profile to heighten brand awareness. The Suite benefits from some great town centre amenities nearby. Heating is via wall mounted electric heaters. WC's are found on the ground floor directly opposite the suite.

ACCOMMODATION

The Suite provides accommodation measured in accordance with RICS Property Measurement Standards (2015).

Accommodation	Sqm	Sqft
Office 1	82.51	888
Office 2	12.02	129
Kitchen	4.43	48
Store Room	9.25	99
Net Internal Area	108.21	1164

INSURANCE

The occupier is liable to pay their own insurance for items within the unit, there is an Insurance Rent which covers the common parts which is paid by the landlord and then recovered from the Tenants in the building.

RATEABLE VALUE

According to the Valuation Office records the property has a Rateable Value of £8,200. The multiplier is 48 pence per £1 of Rateable Value assuming Small Business Multiplier for England and Wales. For further information contact Stratford District Council on 01789 260993 as your company may qualify for small business rates.



RENT

The unit is available at a quoting rent of only £6.23 per sqft! With service charge of £250 per month. Business rates, electricity and water are the responsibility of the tenant.

VAT

All costs are quoted exclusive of VAT.

LEGAL

The Suite is available on a new 5 year lease. Parties are responsible for their own legal costs.

VIEWING

Dobson-Grey Team would be pleased to show you around the Suite. Please contact Keri Dobson or Lucy Klein on 01789 298006.

July 2017

SUBJECT TO CONTRACT

- 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).
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- VAT: The VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
- 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