

RURAL SERVICED OFFICE TO LET

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



- Ground floor serviced office accommodation in an attractive rural location.
- Extending to approximately 227 Sq. feet (21 sqm).
- Vibrant business community.
- £450 per month plus VAT (inclusive of all utilities and cleaning of communal areas)
- Communal on-site parking directly in front of unit.
- Easy access to Stratford-upon-Avon and motorway network.
- High Speed Broadband available.
- Active onsite maintenance and management.



TO LET

CONTACT:

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www.dobson-grey.co.uk

LOCATION

1B 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 nine miles away) for travel throughout the Midlands and to London, the South and North.



The premises were converted by the Alscot Estate into offices in 1997 from workshops that were originally brick and tile farm buildings. The building is in a delightful rural location. There is ample parking and easy delivery access to the offices. Alscot Estate has over eighty

commercial properties occupied by well established companies ranging from marketing and exhibition experts, IT Consultants to light industrial workshops and steel fabricators. The Estate is a busy, vibrant and popular business community.

DESCRIPTION

The serviced office has use of a reception area, male and female toilets and a fully equipped kitchen. The office is situated on the ground floor with three separate offices. There is plenty of natural light with views looking over the countryside. The office is tastefully decorated with exposed beams and carpet throughout.

OUTSIDE

In front of the property is a large tarmaced area with ample parking. Adjoining the unit is a landscaped area of shrubs and a field grazed by livestock.

EPC

The EPC rating is E (107).

FLOOR AREAS

The property has been measured on the basis of RICS Code of Measuring in gross internal area (GIA) and provides the following accommodation. (Do not rely upon measurements).

Total floor area: 800 sqft (74.3 sqm)



May 2017

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).
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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. Sewerage is via a septic tank. There is oil fired central heating with radiators throughout the office. All utilities are included within the rent.

RATEABLE VALUE

The rateable value is assessed as £7,600. The current non domestic small business multiplier for Stratford-upon-Avon is 46.6p in the £1 with effect from 1st April 2017 making the rates payable £3541.6 per annum. Interested parties should make further enquiries regarding small business rate relief. For further information visit the websites Stratford District Council and Valuation Office Agency.

RENT & AGREEMENT

The property is available on a licence. The agreement will be for a period of time to be negotiated at a rent of £450 per calendar month plus VAT.

OUTGOINGS

The Licensor is responsible for electricity, water and heating. The Licensee is responsible for telephone, broadband and business rates. The Licensor insures all buildings on the Estate under one policy which is included in the rent. The Licensee is responsible for insuring the contents of the property.

DEPOSITS

Before commencement of the agreement and, in addition to the initial month's rent, the Licensee 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 Licensee'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 Lucy Klein on 01789 298006 or email kdobson@dobson-grey.co.uk / lklein@dobson-grey.co.uk.



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