

# RURAL OFFICE TO LET

2 Alderminster Workshops, Alderminster, Stratford upon Avon CV37 8BN



- Workshop/storage with office in rural location
- Approximately 81.3 square metres (875 square feet)
- On-site parking for 2 cars
- Easy access to motorway network and local amenities
- High Speed Broadband\*



January 2020

# FOR SALE

1 Alscot Studios, Alscot Park  
Atherstone on Stour  
Stratford upon Avon  
CV37 8BL



T: 01789 298 006

[www.dobson-grey.co.uk](http://www.dobson-grey.co.uk)

## LOCATION

2 Alderminster Workshops is located just 4 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 10 miles away) for travel throughout the Midlands conurbation as well as to London and the south and the north. Nearby amenities include Waitrose 2.3 miles away and The Bell Public House 1.2 miles away.

The premises were converted by the Alscot Estate into offices some years ago from workshops that were originally brick and tile farm buildings. There is ample parking and easy delivery access to the office.

Alscot Estate has more than eighty commercial properties occupied by well established companies ranging from marketing and exhibition experts, IT consultants to light industrial business & steel fabricators.



## DESCRIPTION

The property comprises of:

### Ground Floor

The ground floor extends to approximately 40.5 sqm (436 sqft) of net internal space.

**Kitchen/ Reception** - A spacious area extending to 3.5m x 2.6m (11.6ft x 8.4ft) with kitchen units, stainless steel sink and space for a fridge. The door leads to:

**Reception 2** - Measuring 2.2m x 2.7m (7.2ft x 8.8ft). Connecting doors lead to:

**WC** - Toilet, hand basin and over sink heated hand wash.

**Workshop/ Studio** - Large open area with separate external access measuring 5.3m x 4.8m (17.3ft x 15.9ft) with sockets and lighting.

### First Floor

The staircase leads onto the first floor office. The first floor area measures approximately 13 sqm (141.5sqft) of net internal space.

**Upstairs Landing** - Extends to 2.4m x 2.4m (7.9ft x 7.9ft) with West facing window and Bt line. The door leads to:

**Office 1** - Measuring 2.6m x 2.8m (8.6ft x 9.2ft) with double sockets and sink.

### External

In front of the property is a large terraced area with ample car parking for up to two cars. To the rear of the Brickyard Showroom are further industrial units and residential properties.

## 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 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 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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3. VAT: VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
4. 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 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.

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# GENERAL INFORMATION

## Services\*

Electricity and mains water are connected to the property. Foul drainage is collected via a septic tank. High speed broadband is available by separate agreement with the provider and is payable by the Tenant.

## Outgoings

The Tenant is responsible for all utility charges including charges for electricity, water, telephone and business rates (current rateable value £1025). 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 from the occupiers. The tenant is responsible for insuring the contents of the property. The Landlord recharges the tenant for septic tank emptying.

## Repair and Maintenance

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

## Rent and 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 £350 per calendar month plus VAT.

## Deposits

Before commencement of the Lease 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 pay a fee of £150 plus VAT for carrying out a credit check and in addition the cost of preparing the tenancy agreement.



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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.

### 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.

### Broadband\*

There is a private Broadband network which covers the Estate and can provide high speed connections to all Estate units. Please see [www.southwarwickshirebroadband.co.uk](http://www.southwarwickshirebroadband.co.uk) for further details.

### Viewing

To arrange a viewing or discuss the property, please contact either Keri Dobson or Justine Holt on 01789 298006 or email [kdobson@dobson-grey.co.uk](mailto:kdobson@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 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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