

RURAL OFFICE TO LET

3 Atherstone Hill, Atherstone on Stour, Stratford upon Avon, CV37 8NF



- Office accommodation in attractive rural location with fantastic views
- Approximately 47sqm (482 sqft) of ground floor office accommodation, including kitchenette and additional toilet facilities
- Free on-site parking
- With easy access to motorway network and local amenities
- Recently refurbished
- High Speed Broadband



May 2018

TO LET

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



T: 01789 298 006

www.dobson-grey.co.uk

LOCATION

Atherstone Hill is located just three miles south of Stratford upon Avon and is close to the main A3400. 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 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.

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

The property comprises two ample size rooms with an additional small room for storage, photocopier printer, etc. There is a separate single toilet with hand basin and a small area in one of the main rooms with a kitchen work surface, sink and space for a dishwasher/fridge beneath.

There is oil fired central heating with radiators.

In more details the property comprises (all areas stated are net internal):-

Ground Floor

Office 1, extending to 23 sqm (248 sqft) and measures 4.6m x 5m. There are ample double sockets and phone/computer points contained within the dado trunking.

Office 2, extends to 16.9 sqm (182 sqft) and measures 4.5m x 3.75m. There are ample double sockets and phone/computer points contained within the dado trunking. Kitchenette area.

Office 3/Machine Room, being 4.8 sqm (52 sqft) and measuring 2.4m x 2m, with double sockets.

Toilet, with hand basin.

External

There are views to the Cotswold Hills to the south east and westwards towards the Malvern Hills over farmland. Parking cars is available in the courtyard to the front of the property.



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- 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

GENERAL INFORMATION

Services

Electricity and mains water are connected to the property which has a septic tank. There is oil fired central heating throughout the office.

Outgoings

The Tenant is responsible for all utility charges including charges for electricity, water, telephone and business rates (current rateable value £4350). 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 £550 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 £100 plus VAT for carrying out a credit check and in addition the cost of preparing the tenancy agreement.

Viewing

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



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