



RURAL OFFICE & STORAGE TO LET

**2 Whitehill Buildings
Alderminster
Stratford upon Avon
Warwickshire
CV37 8BW**

£1,350 plus VAT per calendar month



- ◆ Versatile office accommodation in attractive rural location
- ◆ Approximately 1663 square feet (154.90 square metres) of office space/workshop
- ◆ Potential to convert fully to office space
- ◆ On-site parking
- ◆ Easy access to local and national road network and local amenities
- ◆ Exposed beams and other character features
- ◆ High Speed Broadband Available

LOCATION

Whitehill Farm is located just 3 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

This unit has approximately 1213 square feet (112.7sqm) of ground floor storage and a further 454 square feet (42.2sqm) of office space on the first floor.

Ground Floor:

Total storage equates to approximately 1213sqft (112.7sqmtrs) with double doors and access to kitchen and WC's.

Door leads to hallway providing access to:

First Floor

With exposed beams and views overlooking the countryside.

Office 1 – 25'11 x 11'2 (7.9m x 3.4m)

Office 2 – 14' x 8' (4.3m x 2.4m)

Office 3 – 11'11 x 8' (3.6m x 2.4m)

Outside

To the rear is a large gravel parking area. The building is one of four units around the courtyard.



GENERAL INFORMATION

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. There are electric heaters throughout the office

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 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 £1,350 per calendar month plus VAT.

Deposits

Before commencement of the tenancy, 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 in the sum of £150 (plus VAT)

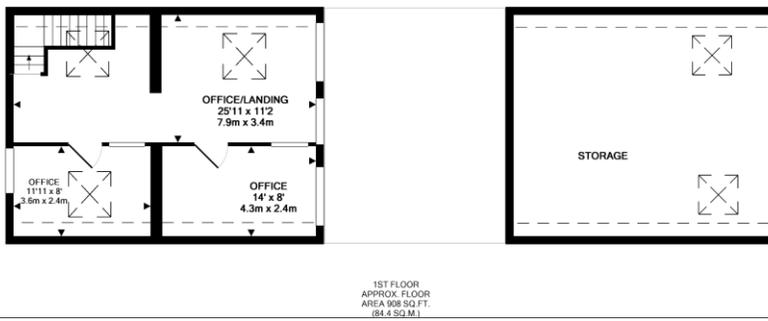
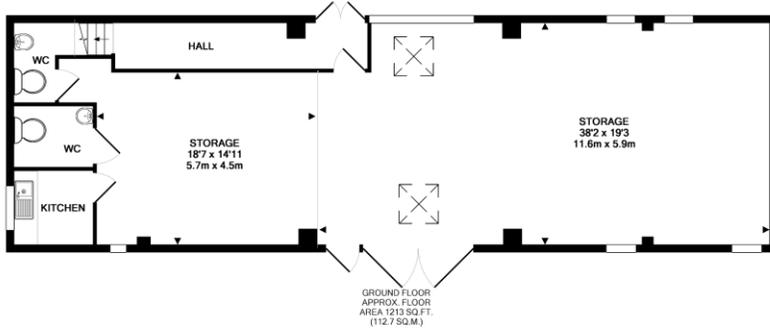
Viewing

To arrange a viewing or discuss the property, please contact the Alscot Estate Office on **01789 450451**, or **contact@alscot.co.uk**

FLOOR PLAN

UNITS 2 WHITEHILL, WHITEHILL FARM (P2/ALSCOT/0112)
TOTAL APPROX. FLOOR AREA 2121 SQ.FT. (197.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

To follow

IMPORTANT NOTICE

Alscot Estate for themselves and for the Owners of this property whose Agents they are, give notice to anyone who may read these Particulars as follows:

- i. These Particulars are prepared for the guidance only of intended tenants. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
- ii. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
- iii. Nothing in these Particulars shall be deemed to be statement that the property is in good repair order or condition or otherwise, nor that any facilities are in good working order.
- iv. The photographs appearing in these Particulars show only certain parts and aspects of the property at the time when the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
- v. Neither Alscot Estate nor any of their employees has any authority to make or give any warranty in relation to this property;
- vi. Any areas measurements or distances referred to herein are approximate only.
- vii. Where there is any reference in these Particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser.
- viii. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.