

RURAL OFFICE TO LET

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

£550 plus VAT per calendar month



- ◆ Office accommodation in attractive rural location with fantastic views
- ◆ Approximately 47 m² (482 square feet) 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 available

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 120 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 detail the property comprises (all areas stated are net internal): -

Ground Floor

Office 1, extending to 23m² (248ft) and measures 4.6m by 5m. There are ample double sockets and phone/computer points contained within the dado trunking.

Office 2, extends to 16.9m² (182 ft²) and measures 4.5m by 3.75m. There are ample double sockets and phone/computer points contained within the dado trunking. Kitchenette area.

Office 3 / Machine Room, being 4.8m² (52ft²) and measuring 2.4m by 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.



GENERAL INFORMATION

Services

Electricity and mains water are connected to the property which has a septic tank. Heating is by oil central heating.

Outgoings

The tenant is responsible for all utility charges including charges for electricity, water, telephone and business rates (current rateable value £4,350). 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 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.

Viewing

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

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.