



RURAL OFFICE TO LET

**2b Grove Business Park
Atherstone on Stour
Stratford-upon-Avon
CV37 8DX**

£595 per calendar month



- ◆ Attractive ground floor and first floor office in a rural location with easy access to motorway network and local amenities
- ◆ Approximately 42 m² (444 square feet)
- ◆ On-site parking
- ◆ Easy access to motorway network and local amenities
- ◆ Full Fibre Broadband Available

LOCATION

Unit 2b 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 9 miles away giving fast access throughout the Midlands conurbation and to London, the South and the North.

The premises were converted by the Alscot Estate in the 1980s from redundant brick and tile farm buildings. The Estate is in a delightful rural location as shown on the attached location plan. There is ample parking and easy delivery access to the unit.

Alscot Estate has over eighty commercial properties occupied by some well-established international companies as well as exciting young companies ranging from marketing and exhibition experts, IT consultants to light industrial workshops and steel fabricators.

DESCRIPTION

In more detail the property comprises:-

Ground Floor

The ground floor of this unit extends to 25sq m (279 sq ft) and is currently suitable office use.

Single Entrance Door leads through to:

Office 1: 6.15m x 4.4m (20ft 2" x 14.5 ft) with 4 double electrical sockets, fluorescent lights, fusebox and store cupboard and stairs to first floor



There is a kitchen with stainless steel sink with cupboards under and one WC off the Kitchen.



Stairs lead to:

First Floor

The first floor is in the apex of the building with exposed beams.

Office 2: 4.15m x 4.4m (13.6ft x 14.5ft) with west facing velux window, three double sockets, BT points, fluorescent lighting.



Door leads to external fire escape.

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. The property has electric heaters in each 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 to the occupiers. The tenant is responsible for insuring the contents of the property.

Rent and Lease

The property is available on an internal repairing and insuring lease. In addition estate costs (for example external decoration costs) are recharged to the tenant. The lease will be for a period of one year at a rent of £595 per calendar month plus VAT, payable monthly in advance. The tenant may be asked to provide a guarantor to the lease.

Deposits

Before commencement of the tenancy and in addition to the initial quarters rent, the tenant will be required to deposit a sum equivalent to two months' rent. 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 the cost of preparing the tenancy agreement in the sum of £150 (plus VAT)

To arrange a viewing or discuss the property, please contact the Alscot Estate Office on 01789 450 451 or contact@alscot.co.uk

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Non-Domestic Building



Unit 2B
Grove Business Park
Atherstone on Stour
Stratford Upon Avon
CV37 8DX

Certificate Reference Number:
9740-3092-0201-0590-7195

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **146** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	63
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	116.33

Benchmarks

Buildings similar to this one could have ratings as follows:

45 If newly built

75 If typical of the existing stock

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.