

RURAL SERVICED OFFICES TO LET

**King John's Court
Atherstone Hill
Atherstone on Stour
Stratford upon Avon CV37 8NF**

£750 plus VAT per calendar month



- ◆ Versatile high quality first floor office accommodation in an attractive rural location
- ◆ Approximately 388 square feet (36 square metres) of office space
- ◆ On-site parking
- ◆ Easy access to local and national road network and local amenities
- ◆ Flexible terms from three months
- ◆ Rent inclusive of utilities (excluding phone & broadband)
- ◆ A range of optional services available; postal, printing, photocopying
- ◆ Onsite maintenance and management
- ◆ Communal kitchen, male and female WC
- ◆ High Speed broadband



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 accommodation is part of a high quality barn conversion and benefits from oil central heating.

Ground Floor:

Communal Entrance, kitchen and toilets

First Floor:

Office totalling 36sq mtrs/ 388 sq ft (5.12m x 7.05m / 16.8ft x 23.1ft)



Outside:

Attractive shared grounds giving an ideal break-out / informal space.
Ample parking is available as part of communal parking close to the unit

GENERAL INFORMATION**Services**

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

Outgoings

The Licensor is responsible for electricity, water, broadband and heating. The Licencee is responsible for telephone and business rates.

The Licensor insures all the buildings on the Estate under one policy. The Licencee is responsible for insuring the contents of the property.

Rent and Agreement

The property is available on a licence. The agreement will be for a period of time to be negotiated at a rent of £750 per calendar month plus VAT.

Deposits

Before commencement of the agreement and in addition to the initial month's rent, the Licencee will be required to deposit a sum equivalent to two months' rent, known as a security deposit. This sum will be credited to the Licencee's account at the end of the agreement, less any rental arrears or accrued dilapidations which may be due at the expiry of the agreement.

Costs

The successful applicant will be responsible for the cost of preparing the agreement.

Viewing

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

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.