

RURAL OFFICE SUITE TO LET

Suite 4
Atherstone Barns
Atherstone on Stour
Stratford upon Avon
CV37 8NE

£895pcm plus VAT



- ◆ Versatile office accommodation in attractive rural location
- ◆ First floor suite approximately 781ft² (72.6sqmtrs)
- ◆ On-site parking
- ◆ Shared picnic area
- ◆ With easy access to motorway network and local amenities
- ◆ Full Fibre Broadband available

LOCATION

Atherstone Barns 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 (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 around 100 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

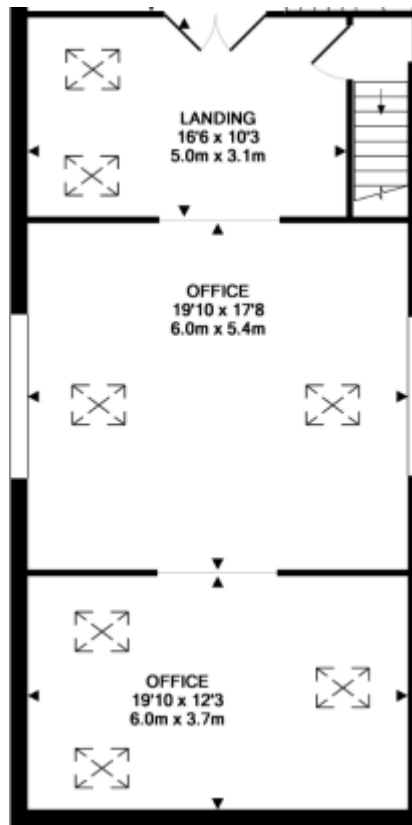
The building is split into four suites and Suite 2 comprises one first floor office 19.1ft x 40.4ft (1.8m x 3.8m)



There is access to the communal reception, kitchen and toilets



FLOOR PLAN



GENERAL INFORMATION

Services

Electricity and mains water are connected to the property which has a septic tank. There is central heating throughout the office. Three of the suites share a ground floor reception, kitchen and toilets.

Outgoings

There is an additional service charge of £346 plus VAT pcm which includes: waste & recycling, heating, electricity, cleaning and stocking of communal areas, business rates for communal areas and carparking, water & sewage, building insurance, external decoration and boiler servicing and maintenance.

Tenants are responsible for internal repair and for their own non domestic rates, contents insurance, telephones and broadband.

Rent and Lease

The property is available on commercial business tenancy. The leases will be for a period of time, in excess of 12 months, to be negotiated for a monthly rent of £895 pcm 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 contribute to Landlord's costs 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

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.