

**Modern Industrial Premises / Trade Counter
with Excellent Frontage & 12+ Parking Spaces**

Stratford Enterprise Park
77 Timothy's Bridge Road
Stratford-upon-Avon, Warwickshire, CV37 9BG



TO LET

6,205 Sq Ft

£55,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
Banbury, Oxfordshire, OX16 5NU

01295 271000

whitecommercial.co.uk

white
commercial.co.uk

Unit	Sq Ft	Use	Car Parking Spaces	Rent PA	Est. Service Charge PA	Est. Building Insurance PA	Estimated Rateable Value	EPC Rating
77	6,205	Industrial / Storage	12+	£55,000	c. £5,000	c. £1,800	£37,250	C - 68

LOCATION

Stratford-upon-Avon is a market town located in Warwickshire is 91 miles north-west of London, 22 miles south-east of Birmingham and 8 miles south-west of Warwick. The town is a popular tourist destination, due to its connection with poet William Shakespeare, receiving circa 2.5m visitors annually.

The premises are on Stratford Enterprise Park, on Timothy's Bridge Road, close to the Stratford's Park and Ride Parkway Rail Station. The premises are located c. 6.5 miles from Junction 15 of the M40 London to Birmingham Motorway and 1.5 miles from Stratford upon Avon Town Centre. Surrounding occupiers include Barbers Flooring; Sitel UK; CCL Solutions Group and The BDR Group.

DESCRIPTION

The premises comprise a modern semi-detached trade counter, industrial/warehouse accommodation (14.2 x 31.70) with ground floor reception, offices and further modern offices to first floor.

The premises are of a modern design, built in 2006, incorporating a steel portal frame construction with composite panel cladding and a part-glazed fascia. The property has a height to the underside of the portal frame of 5.8m and to the ridge of 6.4 m.

12+ parking spaces are available to the front of the unit.

Trade counter/Retail use may be possible, subject to planning.

ACCOMMODATION

Gross internal area measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Ground	Industrial / Storage/Offices	449.16	4,835
First	Offices	127.30	1,370
TOTAL		576.46	6,205

TERMS & RENT

Rent: The premises are available on a new effective fully repairing and insuring lease at a rental of £55,000 per annum exclusive.

Service Charge & Building insurance: A service charge is payable in respect of the maintenance and cleaning of the shared areas of the site, estimated costs are detailed within the table above, with further details available from White Commercial.

Building insurance is also payable; approx. cost in the table above.

Rateable Value: The rateable value for the premises is £37,250. This is not what you pay. Further details are available from White Commercial Surveyors.

SERVICES

All mains services are connected to the premises. None of the services have been tested by the agents.

VAT

VAT is payable in addition at the standard rate.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Viewing strictly via prior appointment.

Please contact the agents via telephone or email:

Telephone: 01295 271000

Email: chris@whitecommercial.co.uk

or harvey@whitecommercial.co.uk



Chris White



Harvey White

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

If you wish to stop receiving information from White Commercial Surveyors please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. July 2021.

white
commercial.co.uk

01295 271000