

TO LET

GJS | Dillon

The Commercial Property Consultants



58 Cygnet Court, Timothy's Bridge Road, Stratford-Upon-Avon
CV37 9NW

Modern Two Storey Offices - Guide Rent of £20,750 per annum

- High quality office building of 1,651 sq ft (153.38 sq m) NIA
- On-Site parking for up to seven cars
- Excellent network Links to M40
- Close proximity to Stratford Parkway Station
- Established commercial location
- Kitchen and WC facilities

Viewing and further information: call us on **01905 676169**
www.GJSDillon.co.uk

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Location

Cygnet Court is a high-quality business centre, constructed in 2007, located just off Timothy's Bridge Road, Stratford upon Avon. Situated on the North western outskirts of Stratford upon Avon, the building has excellent links to the M40, and Stratford Parkway Station, which is approximately 1.3 miles away.

The premises is situated in the established commercial location approximately one mile north of Stratford upon Avon town centre with easy access to the A46 and the M40 Motorway (J15) and the whole of the Midlands. The location of the property has been enhanced further by the improvements to Bishopton Lane giving direct access to the roundabout at the junction of the A46 and A3400. The premises are also close to the "Park and Ride" with buses every 10-15 minutes to the town centre.

Description

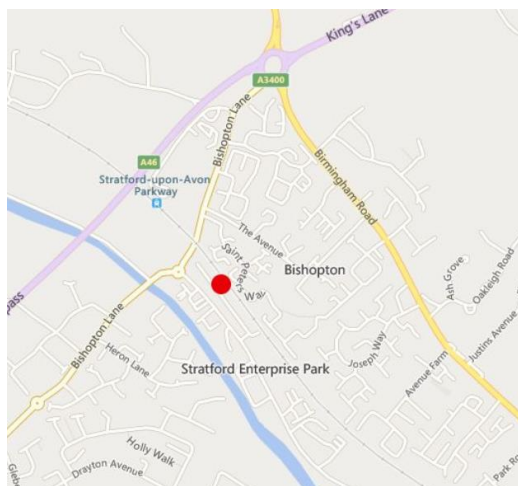
The two-storey mid terraced office building is fitted out to a good standard providing modern open plan office space. The specification includes carpeting throughout, perimeter trunking, and intruder and fire alarm systems. On the ground floor there is both a kitchen and WC facilities, including a disabled toilet.

Tenure

The property is available leasehold.

Energy Performance Certificate (EPC)

The property has an energy performance rating of C



Guide Rental – £20,750 per annum exclusive

Service Charge

Currently at £1,565.28 per annum plus VAT for the repair and maintenance of the landscaped areas, car parking areas and external lighting.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value - £15,250

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Contact: Tim Cox Esq

Email: tim.cox@timcox.co.uk



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These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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