

For Lease

Serviced Office / Flexible Workspace



Unit 2B

Grove Business Park, Atherstone On Stour, Stratford-Upon-Avon CV37 8DX

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 444 Sq Ft

£ £7,140 Per Annum

Key Features

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



Unit 2B, Grove Business Park, Atherstone On Stour,
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02476 308900



office@bromwichhardy.com

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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.

Tenure

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 £650 per calendar month plus VAT, payable monthly in advance. The tenant may be asked to provide a guarantor to the lease.

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.

VAT

This property is registered for VAT (Value Added Tax).

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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



Rough Farm

Service Charge

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.



Legal Costs

The successful applicant will be required to pay the cost of preparing the tenancy agreement in the sum of £150 (plus VAT)

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Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

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Charlie Glover

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