

For Lease

Office



## Suite 4

Atherstone Barns, Atherstone On Stour, Stratford-Upon-Avon CV37 8NE

**BROMWICH**  
**ARDY**  
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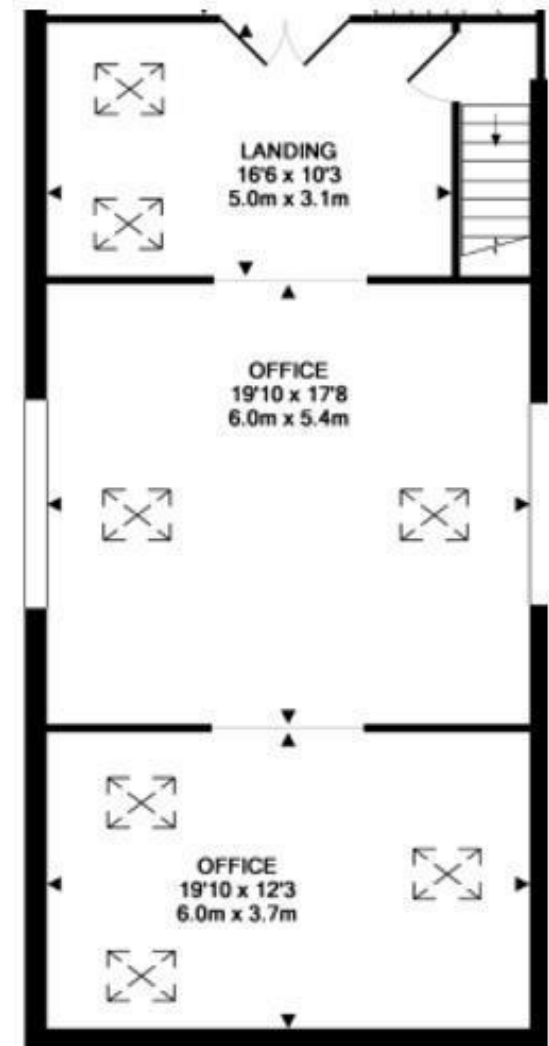
📦 781 Sq Ft

£ £10,740 Per Annum

## FLOOR PLAN

### Key Features

- Versatile office accommodation in attractive rural location
- First floor suite approximately 781ft<sup>2</sup> (72.6sqmtrs)
- Rent inclusive of electricity, water and sewage, building insurance, external repair and maintenance
- On-site parking
- Shared picnic area
- With easy access to motorway network and local amenities
- Full Fibre Broadband available



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## 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)

### 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

The rent includes electricity, water, septic tank emptying, building insurance and external repair and maintenance.

In addition the tenants will be recharged for a proportion of the costs for central heating.

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

### 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.

## Tenure

### Rent and Lease

The property is available on commercial bu

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### Service Charge

Service Charge of £346 per calendar month plus VAT.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### 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

07806 767 073

caine.gilchrist@bromwichhardy.com



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02476 308900 office@bromwichhardy.com www.bromwichhardy.com