

For Lease

Trade Counter



**BROMWICH**  
ARDY

024 7630 8900

[www.bromwichhardy.com](http://www.bromwichhardy.com)

## Unit 1-2

Swan Trade Centre, Birmingham Road, Stratford-Upon-Avon CV37 0HS

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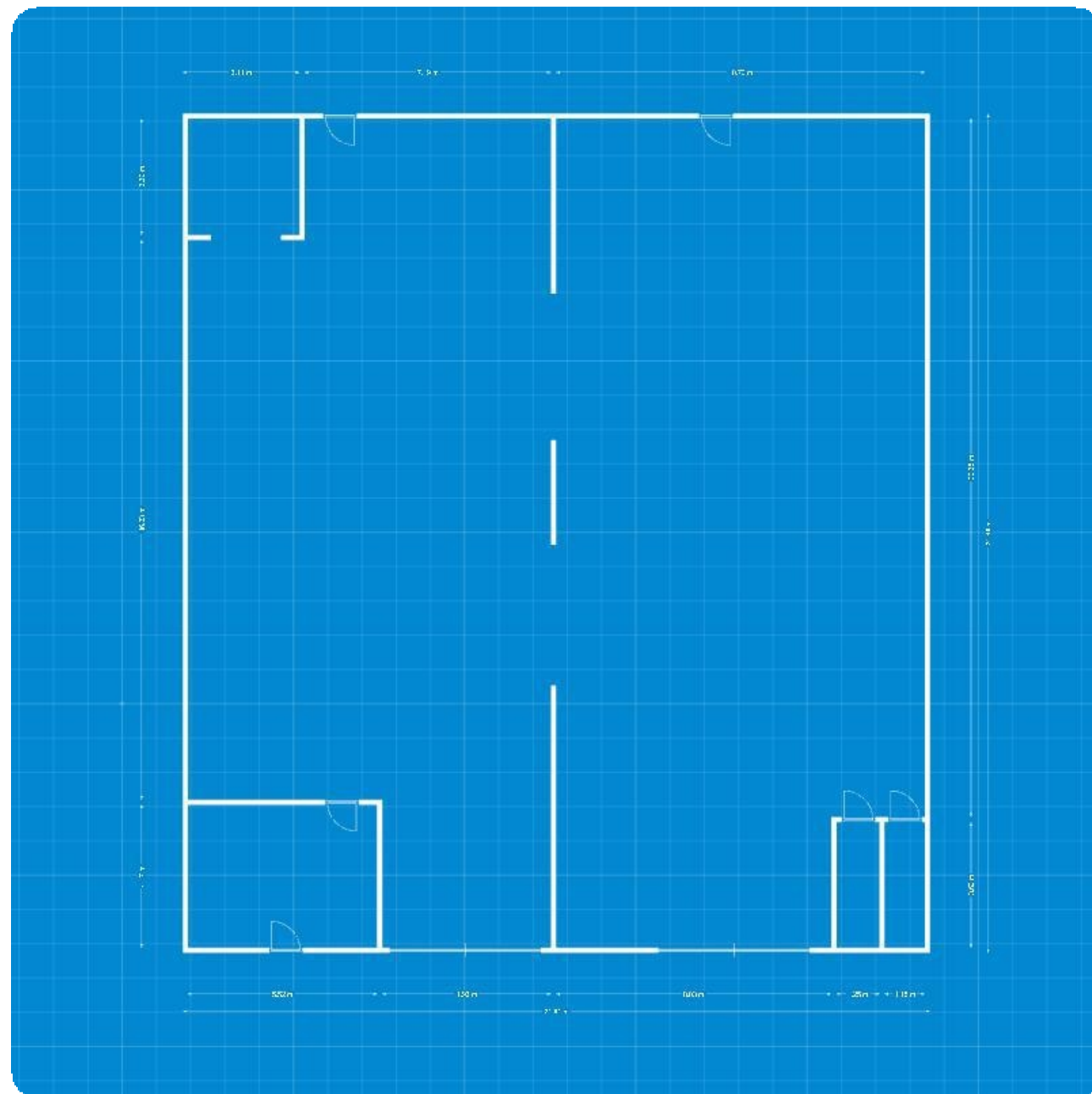
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5,561 Sq Ft

£55,610 Per Annum

## Key Features

- Well located for Stratford Town Centre
- Close proximity to M40 Junction 15
- Good eaves height of 4.49m.
- Electric Shutter Access
- Parking to the front for 6 vehicles
- Three phase electric supply
- LED lighting



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## Location

Avenue Farm Industrial Estate is conveniently situated approximately one mile to the north of the town centre accessed off the main A3400 Birmingham Road. The Birmingham Road meets within a short distance of the northern bypass, which in turn leads to Junction 15 of the M40 motorway at Longbridge, which provides access to Birmingham to the north, London to the south and further connections to the national motorway network.

## Description

The properties comprise a terrace of modern trade counter / warehouse units. They are situated approximately one mile north of Stratford upon Avon town centre off the Birmingham Road. Other occupiers include Tesla, Enterprise Rent a Car, Howdens, Stratford Tyres, Stagecoach and Triumph. The unit has an area of paved parking to the front and access to the roller shutter door that measures 3m in width and 3.5m in height. Internally there is a small reception area, office, male and female toilets and the main warehouse, which comes with eaves height of 4.49m and an apex of 6.72m.

## Tenure

New Fully Repairing and Insuring Lease for a term of years to be negotiated.

## EPC

Available upon request.

## VAT

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

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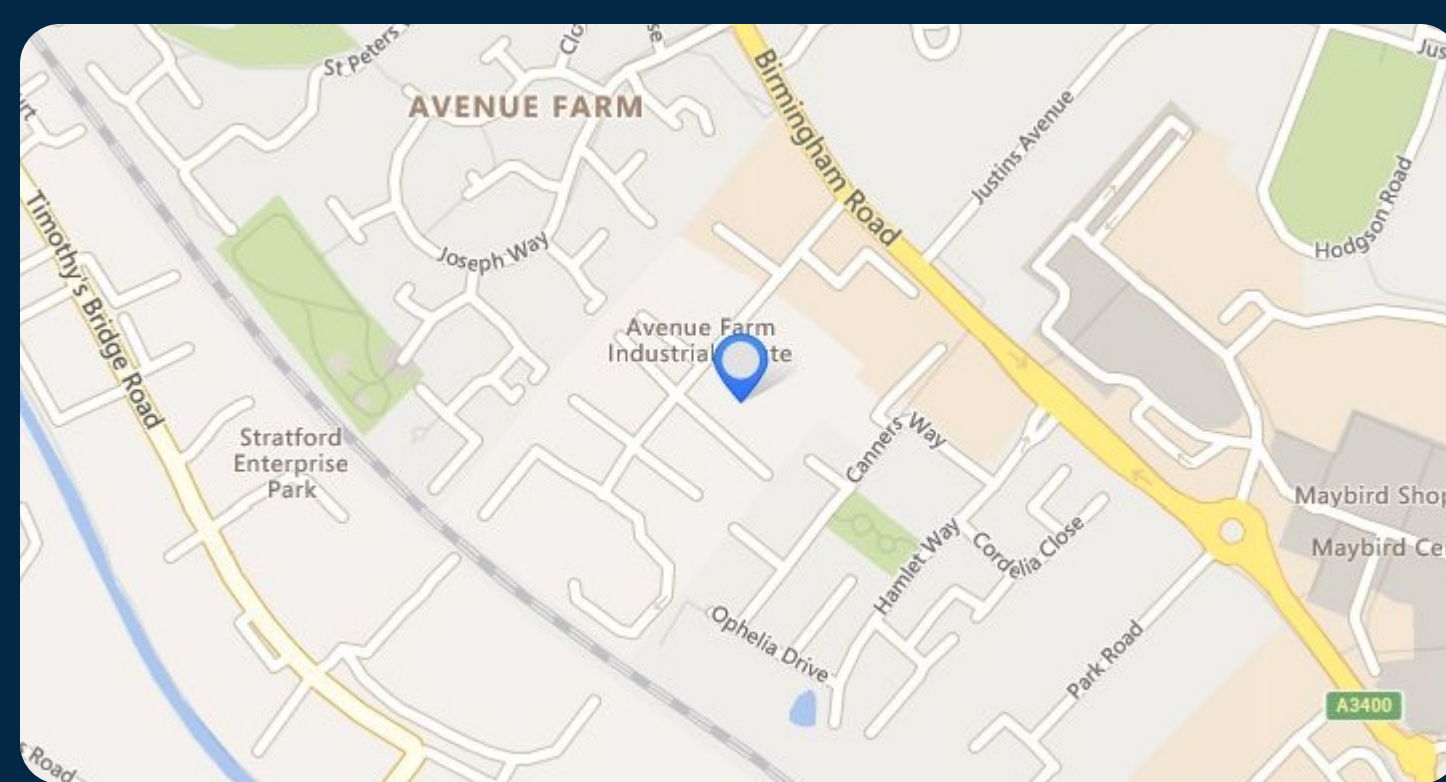


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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



### Service Charge

Further information available upon request.

### Legal Costs

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

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details; Identification and verification of ultimate beneficial owners; Satisfactory proof of the source of funds for the Buyers/funders/lessee

### 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](mailto:caine.gilchrist@bromwichhardy.com)



#### Charlie Glover

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

**024 7630 8900**

[charlie.glover@bromwichhardy.com](mailto:charlie.glover@bromwichhardy.com)



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