

For Lease

Serviced Office / Flexible Workspace



## King John's Court

Stratford Upon Avon, Atherstone On Stour CV37  
8NF

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

📦 388 Sq Ft

£ £9,000 Per Annum

## Key Features

- Versatile high quality first floor office accommodation in an attractive rural location
- On-site parking
- Easy access to local and national road network and local amenities
- Flexible terms from three months
- Communal kitchen, male and female WC



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## Location

Atherstone Hill 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 (only 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 more than 120 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 accommodation is part of a high quality barn conversion and benefits from oil central heating. The ground floor consists of a communal entrance with a kitchen and w/c. The first floor totals to 388 square feet of office space. Attractive shared grounds giving an ideal break-out / informal space. Ample parking is available as part of communal parking close to the unit.

## Accommodation

Area	Sq Ft	Sq M
First Floor	388	36.05
<b>Total</b>	<b>388</b>	<b>36.05</b>

## Tenure

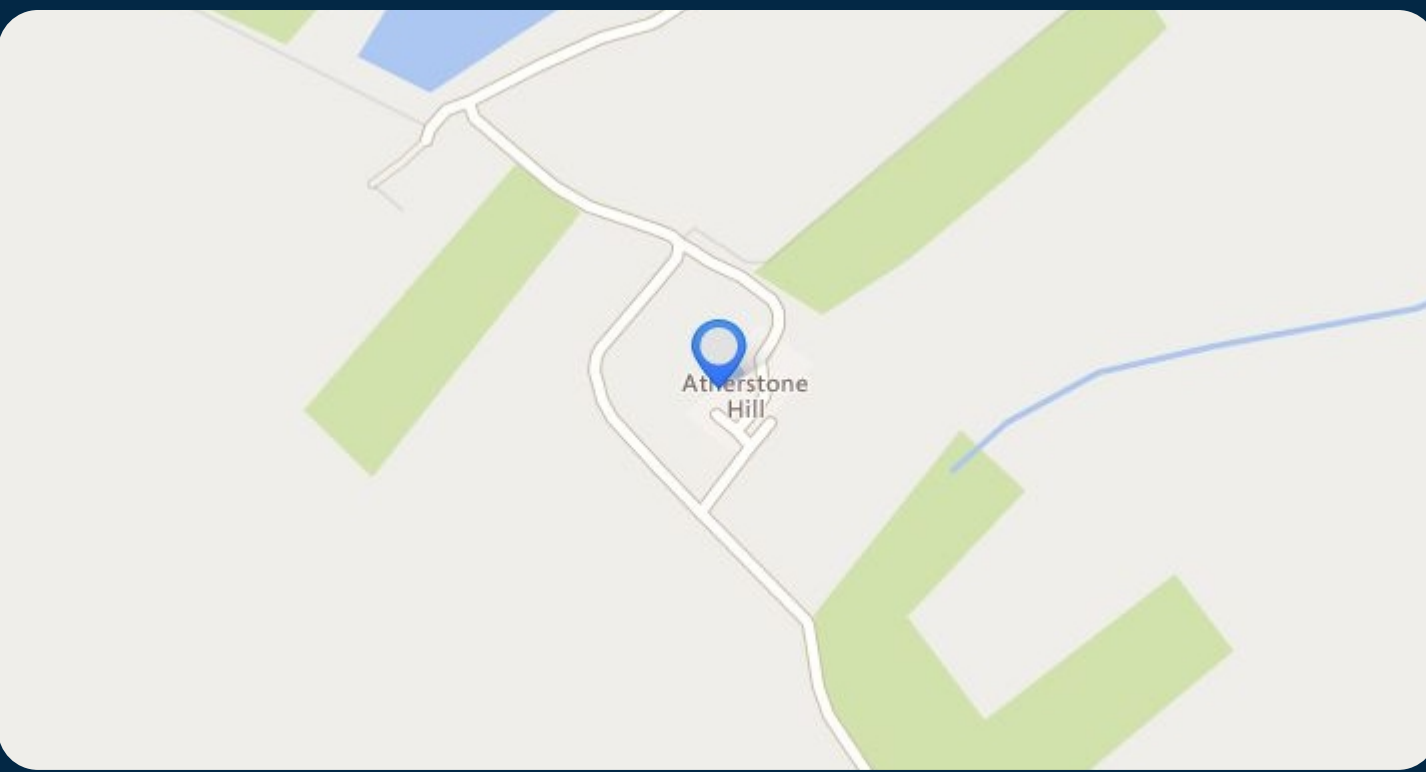
Available by way of a new lease direct with the Landlord on terms to be agreed.

## 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.



### Service Charge

Further information available upon request.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.

### Legal Costs

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



#### Caine Gilchrist

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

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#### Mark Booth

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