

westbridge

COMMERCIAL

FOR SALE

MODERN OFFICE PREMISES



Consilium House, Timothy's Bridge Road,
Stratford-Upon-Avon CV37 9NR



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- Detached HQ Building
- Flexibility to Split
- Light Modern Workspace
- 3,884 sq ft (360.96 m2)
- Private Managed Estate
- Close to Stratford Park Way Station

Consilium House, Timothy's Bridge Road, Stratford-Upon-Avon, Warwickshire, CV37 9NR

Location:

Located off Timothy's Bridge Road on the Stratford Enterprise Park with easy road access to the A46 and M40 at junction 15.

The property is also located within walking distance of the town with a present canal side walk into the town via the towpath or pavement. Timothy's Bridge Road also is on the main bus route with regular buses into and out of the Town.

Description:

A detached office building designed with versatility in mind giving the flexibility of either floor being let out if not required in the short or long term.

The office itself is accessed from either one of the two entrance doors on the ground floor and each lobby has its own disabled access toilet. The main ground floor office features a modern open plan room with two rooms at the far end of the building ideally set up for Director rooms or meeting/training rooms. The offices are well finished with suspended ceilings, raised carpeted floors and the ground floor has sixteen windows over the four elevations giving lots of natural light into the workspace. The ground floor also has a kitchen areas with base units, sink, hot and cold water taps and a space for a fridge.

On the first floor there is one large open plan office space with two large meeting/training rooms at either end of the building and sixteen windows on the four elevations. There are two enclosed staircases, two toilets and a kitchen area on the first floor. The vendor informs us that there is the use of 13 parking spaces allocated to the unit as well as the ability to tandem park giving further spaces.

The office building is heated and cooled by a climate control system which has recently been renewed. The external air conditioning units are located next to the office building by the entrance to the estate.

Floor Area:

Net Internal Area (NIA) is 3,884 sq ft (360.96 m²)

Price:

£650,000 + VAT.

Tenure:

The property is long leasehold but the Freeholder has indicated they would sell the Freehold interest should any purchaser be interested.

Service Charge:

£343.42 per quarter (2023)

Rateable Value:

£52,500 (2023) source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less small business may be entitled to 100% rates relief providing the property is their only business premises.

Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Legal Costs

Each party pays their own legal costs.

VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is = B.

A full copy of this report is available from the agent's office upon request.



Viewing:

Viewing strictly by prior appointment with sole agent:

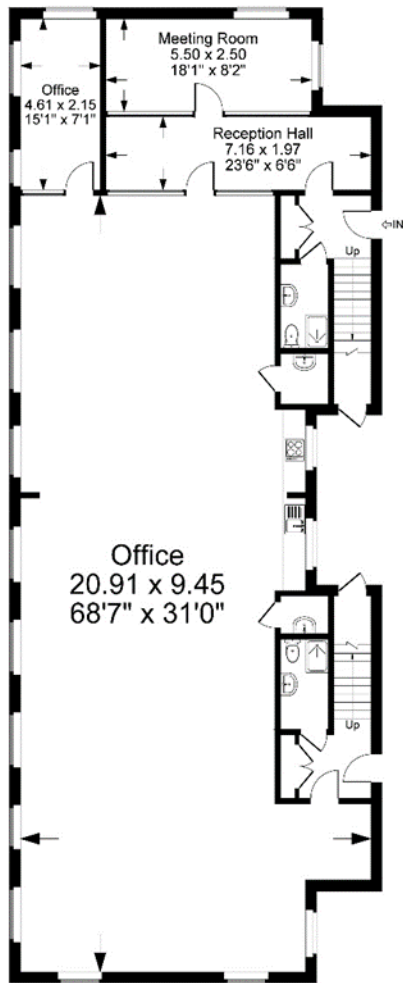
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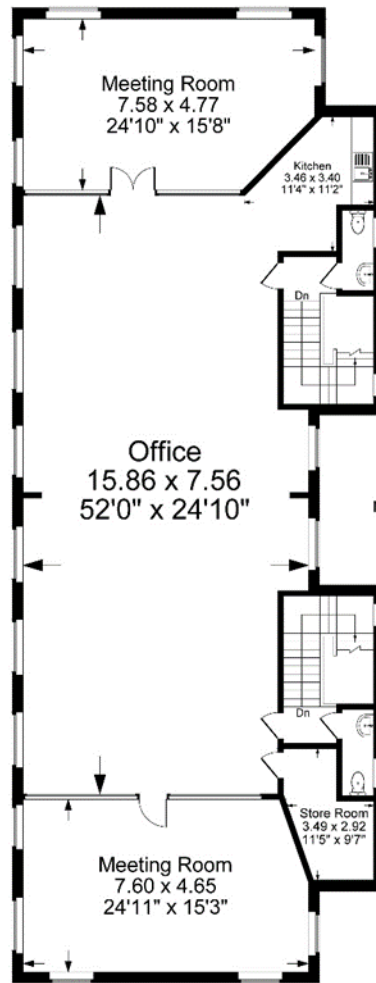
GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.